

Second Floor | 37 Park Row | Nottingham | NG1 6GH

## Grade A offices in the heart of Nottingham's Professional Quarter

605m<sup>2</sup>  
(6,517ft<sup>2</sup>)

- Single open plan floor plate
- Air conditioning throughout
- Recently refurbished reception and common areas
- Secure parking for six cars
- Five minutes' walk from Nottingham's retail core



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located on Park Row in the heart of Nottingham's Professional Quarter, approximately five minutes' walk from Nottingham's central retail core and the plethora of amenities offered by this central location.

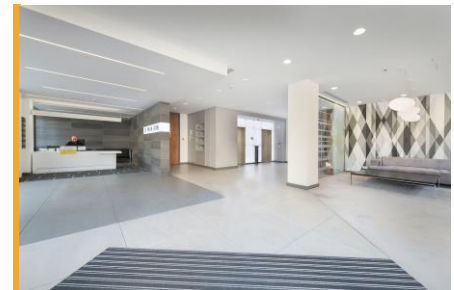
## The Property

The property comprises a single open plan floor plate of recently refurbished Grade A offices, providing the following specification:-

- Metal encapsulated raised floor
- Suspended ceiling with inset LED lighting
- Heating, ventilation and cooling system
- Lifts to all floors

The building benefits from a recently refurbished reception area which is concierged within business hours.

The building benefits from a secure car park with the second floor suite benefitting from six designated car parking spaces.





## Floor Area

The property has a Net Internal Floor area of:-

**605m<sup>2</sup> (6,517ft<sup>2</sup>)**

(This figure is for guidance purposes only)

## Tenure

The offices are available by way of a new sublease until September 2025.

## Quoting Rent

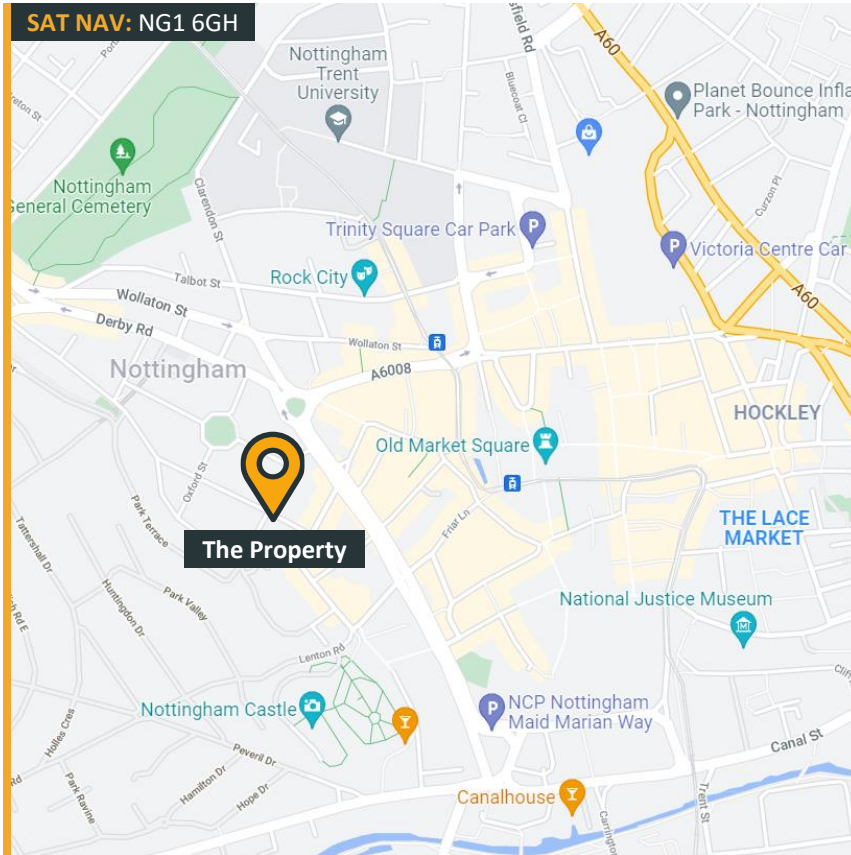
The quoting rent for the property is available upon application.

## Service Charge

There will be a service charge to cover maintenance of common parts and services within the property.

A guide as to the budget is available from the agents.





## VAT

VAT is applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Mark Tomlinson**  
07917 576 254  
mark@fhp.co.uk

**Thomas Szymkiw**  
07896 035 805  
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Or contact our joint agents:-

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