

A rare opportunity to acquire a penthouse style office suite with panoramic views over Central Nottingham

531m² (5,712ft²)

- A stunning opportunity to personalise an open plan suite with some of the best views in Nottingham.
- Currently fit out to provide a meeting room suite and breakout accommodation.
- Grade A refurbishment shortly to commence to enable occupation end Q1 2023.
- Raised floors and comfort cooling.
- Concierge managed reception.
- Five parking spaces.
- Adjacent to Nottingham Train Station.



TO LET



Location



Gallery



Video



Contact



The Property

Waterfront House is one of Nottingham's largest and highest quality multi let office buildings located on the southside of the city adjacent to Nottingham Midland Mainline Station.

There is a mix of high quality professional and office occupiers including Shakespeares Solicitors, BWB Consulting Engineers, Coca Cola, Ikano Financial Services, Brewin Dolphin and Macildowie Recruitment.

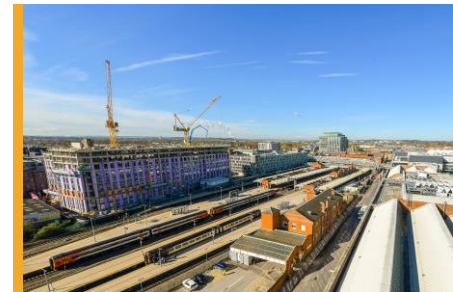
The reception and common areas have recently been refurbished to a higher standard.

The Suite

Being located on the eighth floor with windows to all four elevations the suite offers stunning views over Central Nottingham.

The suite has been in single occupation since Waterfront House was completed in 2007 with the 8th Floor having previously been used as a meeting room suite with breakout area and restaurant.

It is expected that the suite will be reinstated to an open plan suite.





Location

Waterfront House occupies a highly prominent and accessible City Centre location on the southside of Central Nottingham and adjacent to the Nottingham Midland Mainline Train Station which is also the central interchange for the Nottingham Express Transit (Tram).

Specification

Features of the building include:-

- Concierge managed entrance reception.
- Two passenger lifts from reception serving all floors.
- Additional service lift.
- Male, female and disabled WC facilities.
- Open plan office suites.
- Raised floors.
- Comfort cooling / heating.

Floor Area

The suite provides a net internal floor area of approximately:-

531m² (5,712ft²)

(This figure is for guidance purposes only and prospective tenants are advised to make their own enquiries).

Car Parking

Five car parking spaces are provided with the suite.

Service Charge

FHP manage Waterfront House. The annual service charge payable for the eighth floor is currently £58,585.28 per annum for the service charge year ending 2022.

EPC

TBC - A new EPC has been commissioned on the property.

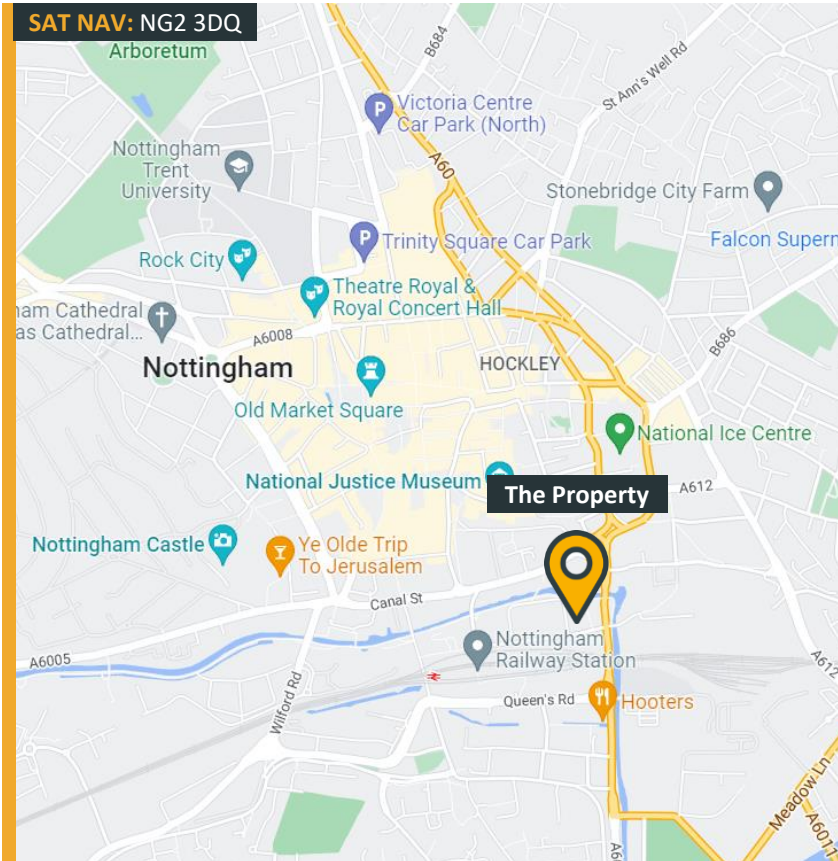
Business Rates

FHP can provide guidance on the anticipated Rateable Value and rates payable.

VAT

VAT is applicable at the standard rate.





Lease Terms

The property is available on a new lease by negotiation at a rental of:-

£126,000 per annum
(One hundred and twenty six thousand pounds)

Further Information

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

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