

Ground Floor | Waterfront House | Station Street | Nottingham | NG2 3DQ

# Coming soon following refurbishment to a Grade A standard open plan suite within one of Nottingham's most popular office buildings

646m<sup>2</sup> (6,950ft<sup>2</sup>)

- Grade A refurbishment shortly to commence
- Reorganisation of the ground floor to provide prestigious business lounge being undertaken in conjunction with the refurbishment of the ground floor suite
- Concierge managed reception
- Comfort cooled with raised floors
- Shower, changing and secure bike store facilities
- Adjacent to Nottingham Train Station



**TO LET**



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## 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 Shakespeare Martineau Solicitors, BWB Consulting Engineers, Coca Cola, Ikano Financial Services, Brewin Dolphin, Macildowie Recruitment and Quid Market.

The ground floor has become available as Shakespeare Martineau are expanding within the building by moving to the third floor.

## The Suite

The ground floor suite is accessed from the concierge managed reception and will provide fully refurbished offices with works including:

- LED lighting
- Comfort cooling
- Carpeted floor finishes

Images of the new business lounge which is to be provided are shown throughout the brochure.

The landlords have constructed a dedicated changing, shower and bike store area which is available for all occupiers within the building.



CGI image showing business lounge looking into reception



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## Floor Area

The suite is anticipated as providing a net internal floor area of approximately:-

**646m<sup>2</sup> (6,950ft<sup>2</sup>)**

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

## Car Parking

Seven car parking spaces are provided with the suite.

## Service Charge

FHP manage Waterfront House. The annual service charge payable for the ground floor is currently £65,910 plus VAT per annum.

## EPC

The EPC will be reassessed upon completion of the refurbishment.

## Business Rates

**Rating Authority:** Nottingham City Council

**Current RV:** £105,000 per annum

This will be reassessed once reception works have been undertaken. Guides on the revised Rateable Value can be provided by the agent.







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## Lease Terms

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

**£160,000 per annum**  
(One hundred and sixty thousand pounds)

## VAT

VAT is applicable at the standard rate.

## Further Information

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

**John Proctor**

07887 787 880

johnp@fhp.co.uk

**Mark Tomlinson**

07917 576 254

mark@fhp.co.uk



**Fisher Hargreaves Proctor Ltd**

10 Oxford Street  
Nottingham  
NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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