

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

Open plan large floor plate in one of Nottingham's most prominent office buildings to be refurbished to a Grade A standard

806m² (8,680ft²)

- Rare opportunity to acquire a single floor plate of this size.
- Recently vacated and to be refurbished to a Grade A standard.
- Concierge managed reception.
- Onsite secure parking for 9 cars.
- Comfort cooled suite with new carpets, decorations and raised floors.
- Immediately 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.

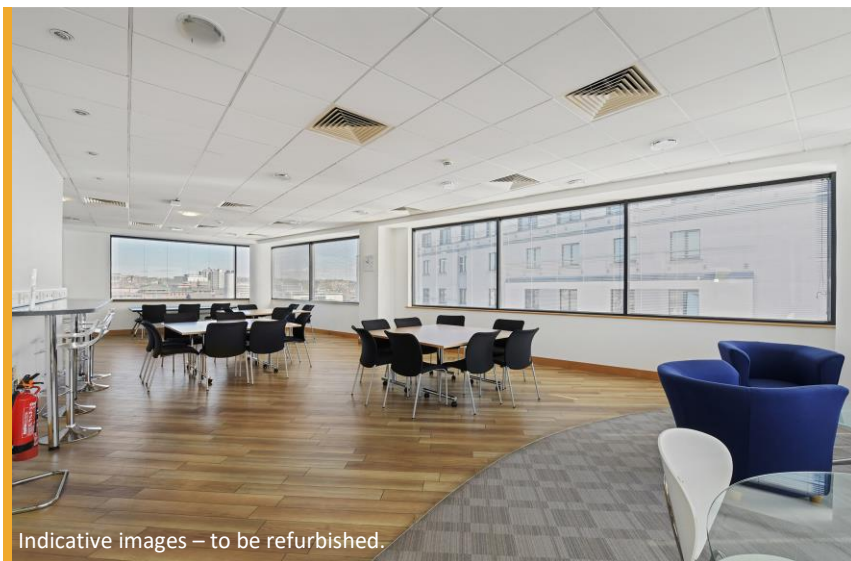
The Suite

The third floor of Waterfront House is being offered back into the market for the first time since the property was built in 2007.

It provides a high quality large open plan floor plate which could be tailored to meet a new occupier's needs.

Waterfront House is one of Nottingham's largest multi let buildings, benefiting from good complementary facilities including a new bespoke secure bike store and shower / changing facilities.





Indicative images – to be refurbished.

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:-

806m² (8,680ft²)

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

Car Parking

Nine car parking spaces are provided with the suite.

Service Charge

FHP manage Waterfront House. The annual service charge payable for the third floor is currently £57,419.85 plus VAT per annum.

EPC

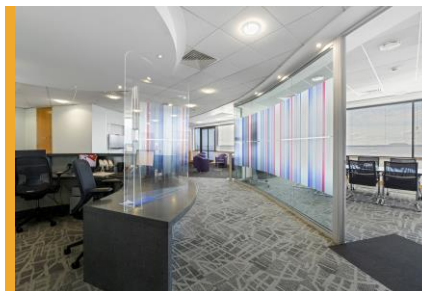
TBC - A new EPC has been commissioned on the property.

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:-

£191,000 per annum
(One hundred and ninety one 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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