

## Self-contained Grade A offices close to Nottingham Train Station

277m<sup>2</sup> to 570m<sup>2</sup>  
(2,978ft<sup>2</sup> to 6,130ft<sup>2</sup>)

- Stylish Grade A office building
- 2 minute walk to Nottingham Train Station
- Waterside seating and breakout
- Low service charge and excellent green credentials, EPC 'B' rating
- Secure car parking



**TO LET**



Location



Gallery



Video



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## Location

Nottingham One is one of the Nottingham's landmark buildings running along Canal Street in the City's Southside. The development is located opposite the brand new City Hub College Campus which provides community facilities such as a new training restaurant, cafe and performing arts centre.

The location provides unrivalled connectivity with bus routes, the NET Tram Terminus and Nottingham Train Station all within 2 minutes walk of the front door.



## Description

Constructed in 2008, the property forms part of the Nottingham One development in Nottingham City Centre which houses established occupiers including Eversheds Sutherland, Deepsea Dambusters and Finastra.

The office itself comprises a fully self contained 'own front door' Grade A office space with open plan floor plates over ground and first floor featuring areas of exposed finishes.

The ground and first floors are separately accessible through individual entrances and as such the building can be taken as a whole or as two separate self-contained parts.

To the rear of the property there is a terrace out onto the waterside ideal for outdoor breakout space.



## Specification

The offices provide a modern specification incorporating the following:

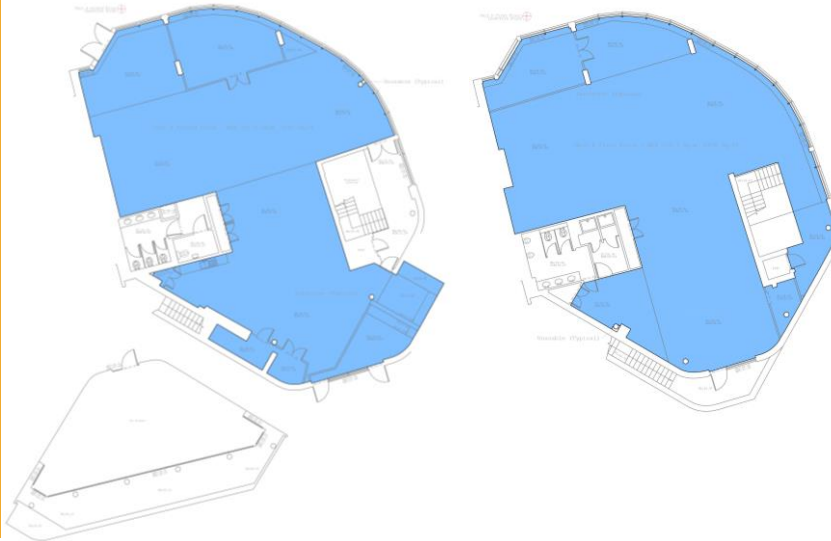
- Own front door
- Fully raised floors with floor boxes
- LED Lighting
- Full heating, ventilation and cooling system
- WCs and kitchen facilities on both floors
- Passenger lift





**Ground Floor**

**First Floor**



## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	293	3,152
First Floor	277	2,978
<b>Total</b>	<b>570</b>	<b>6,130</b>

Full PDF and DWG floor plans are available upon request.

## Car Parking

The property comes with 6 allocated secure car parking spaces within the basement car park. More parking is available by way of separate licence arrangements.

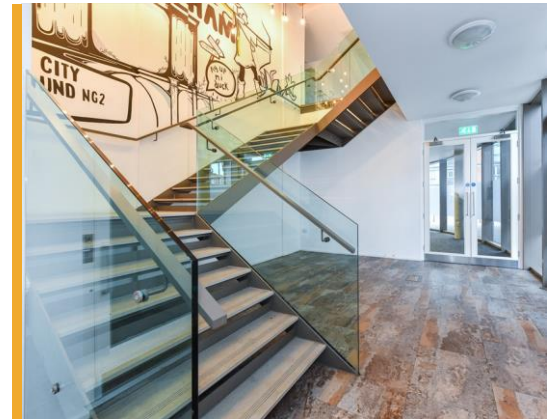
## EPC

The property has an EPC – B rating.

## Service Charge

There will be a service charge to cover maintenance of part of the property used in common, this is estimated to be just £2/sq ft.







## Rent

The offices are available on a new lease at a quoting rent of:

Floor	Rent Per Annum
Ground Floor	£60,000
First Floor	£56,600
Ground & First Floors	£116,600

## VAT

VAT is applicable on the rent and service charge.

## Further Information

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

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