



**GARMENT
WORKS**

SECOND + THIRD FLOORS
30-34 HOUNDS GATE
NOTTINGHAM NG1 7AB

**NEWLY REFURBISHED
STYLISH OFFICES IN THE
HEART OF NOTTINGHAM
CITY CENTRE**

TO LET

- Remodelled open plan accommodation
- Superfast broadband connection
- Air conditioning
- Available as a whole or floor by floor
- Located in the heart of Nottingham City Centre
- Secure underground car parking
- 24/7 Access



THE PROPERTY.

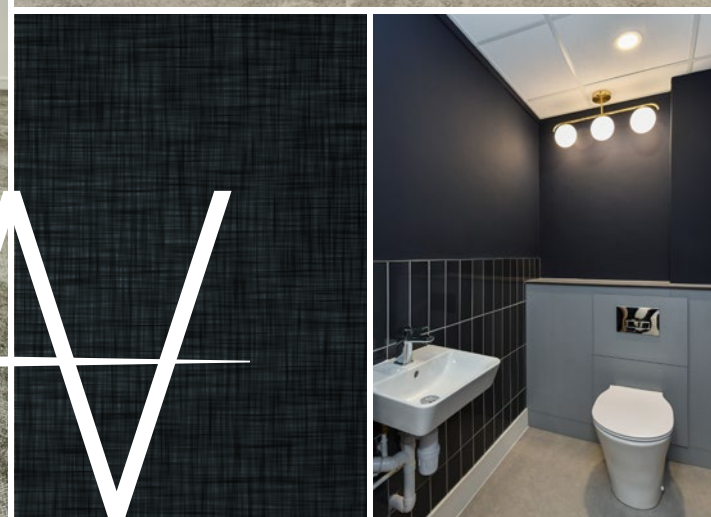
Garment Works' newly remodelled reception area gives a glimpse of the quality of the space available.

The newly available space comes to the market after a comprehensive Category A fit out, key elements include:

- Exposed ceilings and services
- Dropped feature LED lighting with PIR Movement Control
- 3 pipe HVAC System to provide 1 person per 8m for fresh air
- EPC Rating B
- Contemporary redecoration and Carpeted floors throughout
- Electrical Smart Metering
- Upgraded welfare facilities on each floor
- Refurbished lift lobby, stairwells and landing areas

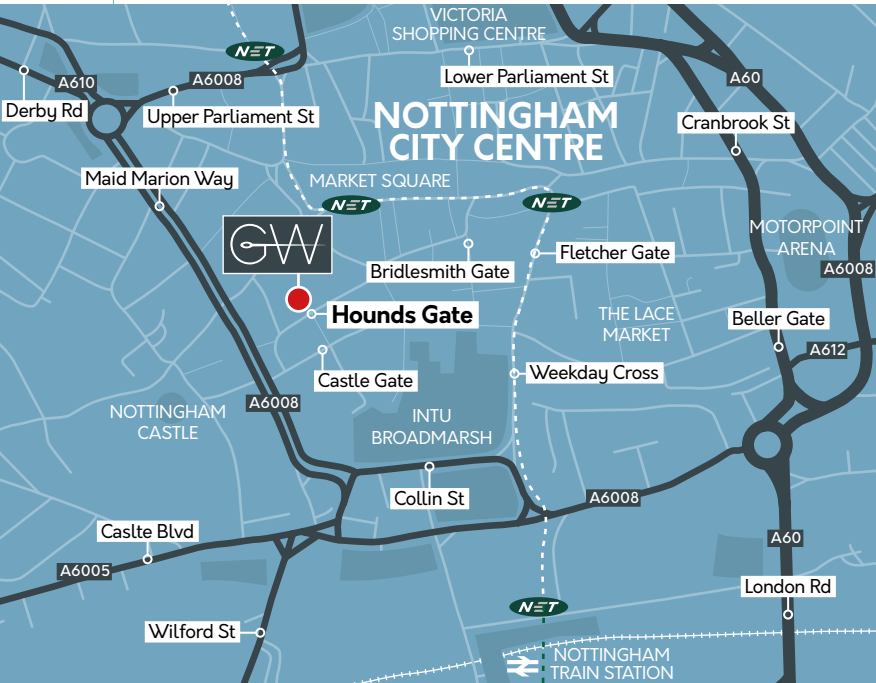



Example fit out – ENSEK

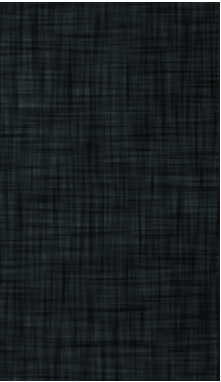


LOCATION.

Garment Works is located on Hounds Gate, only a short walk from one of the city's prime retail areas. A plethora of retail and leisure amenities as a result are readily accessible.



 [Click here for Google map link.](#)



ACCOMMODATION.

From measurements taken on site we confirm the following net internal area:

FLOOR	SQ.M	SQ.FT
Second Floor	502	5,395
Third Floor	489	5,258
Total	991	10,653

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).



STRONG ECO CREDENTIALS – EPC ‘B’



NEW SECURE BIKE STORAGE



NEW SHOWERS, CHANGING AND DRYING FACILITIES

VIEW THE WALK THROUGH VIDEO HERE.



05

04

03

02

01

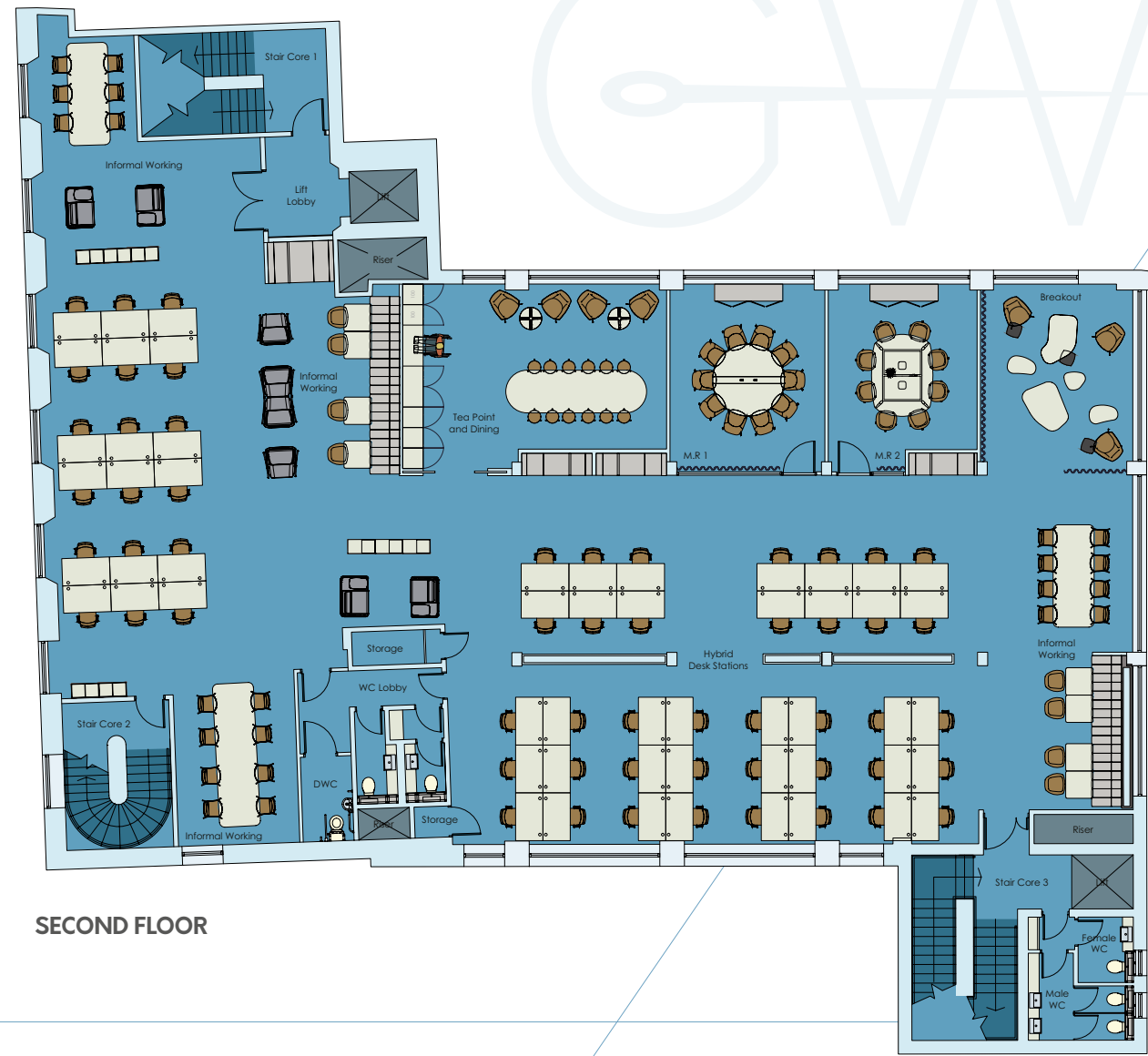


GARMENT WORKS
30-34 HOUNDS GATE
NOTTINGHAM • NG1 7AB



Example fit out – ENSEK

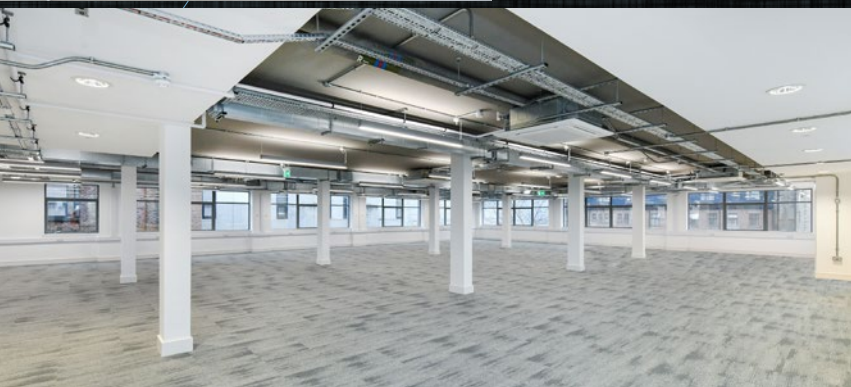
SPACE PLANNING.



SECOND FLOOR



GARMENT WORKS
30-34 HOUNDS GATE
NOTTINGHAM • NG1 7AB



RENT.

The offices are available as a whole or on a floor by floor basis at a quoting rent of £19 per sq ft.

BUSINESS RATES.

The approximate rates payable for the building are circa £6.00 per sq ft.

SERVICE CHARGE.

A service charge is levied in respect of common area maintenance, decoration, concierge services and external decoration and cleaning. Full details are available on application.

PLANNING.

The property current has consent to be used for office purposes. (Enquirers are advised to make their own enquiries of the local authority, Nottingham City Council planning department).

VAT.

VAT is applicable to the rent and service charge at the prevailing rate.

EPC.

The 2nd and 3rd floor are rated as EPC B.

GARMENT WORKS
30-34 HOUNDS GATE
NOTTINGHAM • NG1 7AB

CONTACT.

For further information please contact:

Mark Tomlinson
07917 576 254
markefhp.co.uk



Douglas Bonham
07920 077 100
douglas.bonham@colliers.com



Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only. March 2023. carve-design.co.uk 15134/5