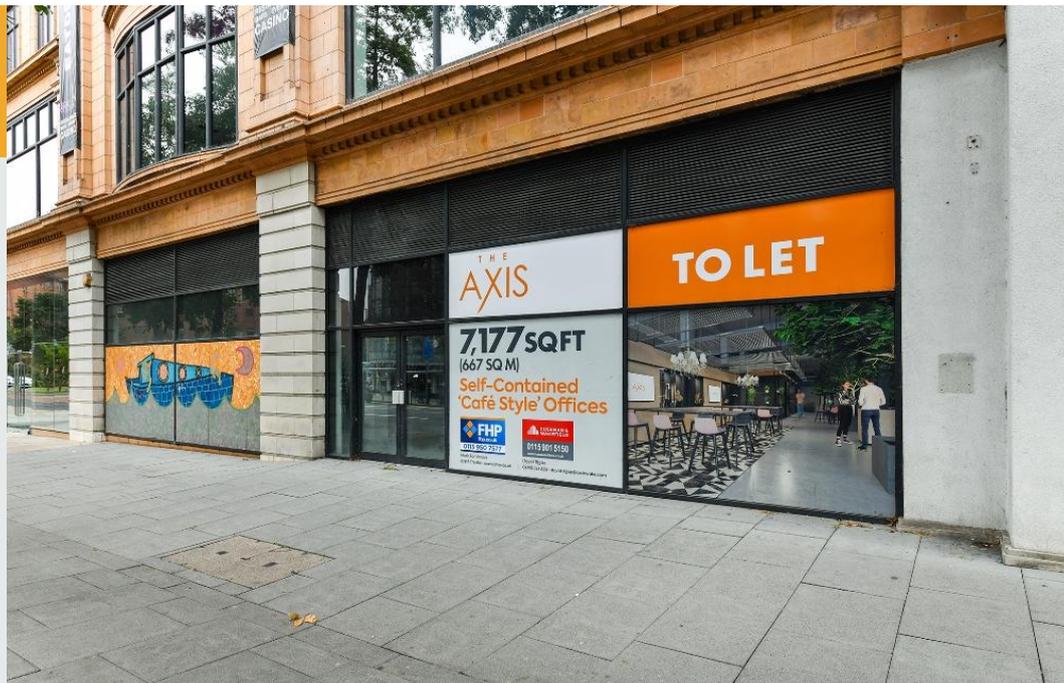


Retail/leisure space within Nottingham city centre fronting busy inner city ring road

Ground Floor 486.33m² (5,235ft²)

- Open plan ground floor unit with 4m floor to ceiling height
- Existing mezzanine installed 76m² (815ft²)
- Potential to combine with the unit next door to provide circa 671.39m² (7,227ft²) plus mezzanine
- Near to Nottingham Trent University, home to over 40,000 students and a number of PBSA buildings
- Nearby operators include Alea Casino, Casa Italian restaurant and Blend coffee shop



TO LET



Location



Gallery



Video



Contact



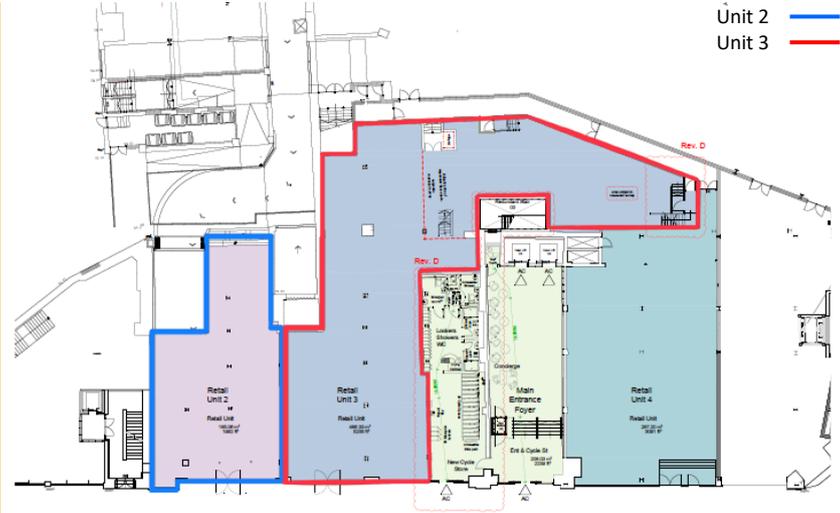
Location

The Axis Building is a prominent mixed use scheme within Nottingham city centre fronting onto the busy Upper Parliament Street which forms part of the inner city ring road system. The ground floor of the building comprises retail and leisure accommodation with the upper floors providing a mix of office and residential uses. Operators within the building and the immediate vicinity include Alea Casino, Marco Pierre White Steakhouse, Casa Italian, Starbucks, Blend Café and Zaap Thai Market.

The surrounding area provides a strong mix of uses including retail, leisure, hotel, office and residential – both student and private. There are a number of Nottingham’s main hotels a short walk away including Premier Inn, Park Plaza, Crowne Plaza, The Britannia and Travelodge with Nottingham’s office quarter being situated close by.

The property is on the edge of the popular Chapel Bar leisure circuit which is home to operators such as Fat Cat, Sushi Mania and Las Iguanas. Chapel Bar provides a direct link to the Market Square with other city landmarks like the Royal Concert Hall, The Cornerhouse and the Victoria Shopping Centre within a short walk away.

Nottingham Trent University is close by and there are a number of student schemes that have been developed over the last 5 years particularly on Wollaton Street and Derby Road. It is estimated that there would be in the region of 5,000 student beds within a 10 minute walk of the building.





The Property

This is a hugely prominent unit with glazed frontage onto Upper Parliament Street. The accommodation provides well configured ground floor space with 4m floor to ceiling height. The unit has been white boxed internally ready for an ingoing tenant's fit out. There is a mezzanine area installed to the back of the property which could be extended further if required, furthermore the adjacent property (Unit 2) could be incorporated to provide a larger ground floor area.

The property benefits from a 3 phase electricity and commercial gas supply and can be loaded from the rear.

Floor Areas

The property has the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	486.33	5,235
Mezzanine	76	815
Total	562.05	6,050

Unit 2 adjacent could be combined with this unit to provide a total ground floor accommodation of:-

671.39m² (7,227ft²)



Lease Terms

The property is available on a new effective full repairing lease for a term for a term of years to be agreed.

Rent

Unit 3 is available at a quoting rent of:-

£60,000 per annum exclusive

Units 2 and 3 combined to create the larger space is available at a quoting rent of:-

£85,000 per annum exclusive

Service Charge

A service charge is in place for maintenance of the building and communal areas, the current service charge cost is approximately £2.23 psf.

Planning

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available on request.

