

First Floor | 22-26 Carrington Street | Canal Street | Nottingham | NG1 7FF

Good quality office suite available within a characterful building situated in a highly prominent location

268m²
(2,888ft²)

- Situated adjacent to the new Broadmarsh Car Park and Bus Station offering a fully pedestrianised area with a strong footfall
- Competitive terms available
- Carrington Street is the main thoroughfare from Nottingham Train Station through to the City Centre as a result of the new Broadmarsh development scheme.
- Close to Caffè Nero, 200 Degrees, Starbucks and Nottingham Train Station
- Excellent nearby parking, bus routes and tram
- Within minutes' walk of Nottingham City Centre



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

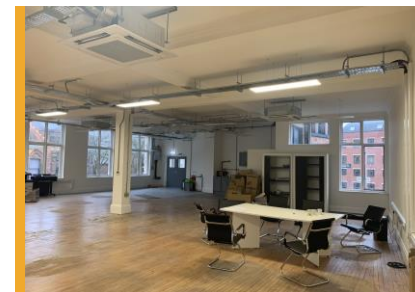
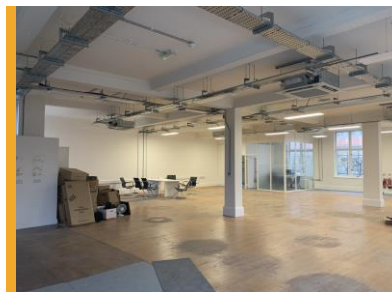
The property is situated on the corner of Carrington Street offering a prominent position directly opposite the new Broadmarsh Development. Carrington Street is fully pedestrianized and is known as the main thoroughfare from Nottingham Train Station and the main areas of Nottingham City Centre providing a strong footfall.

There are a plethora of amenities nearby including a mixture of cafes, restaurants, bars and shops, and is within minutes walking distance of Nottingham City Centre providing further amenities. There are also excellent transport links with Nottingham's Train Station within minutes walk and bus, tram and parking facilities.

Description

The property is situated on the first floor comprising open plan offices and benefits from the following specification:

- Mixture of open plan and cellular floor plates with meeting room area
- LED lighting throughout
- WC and kitchen facilities
- Air conditioning
- Shower facilities
- Period features throughout
- Accessed directly off Carrington Street
- Ample natural light throughout
- Trunking incorporating Cat 5 cabling
- Wooden floor finishes throughout





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Accommodation

From measurements taken on site we understand that the property has the following Net Internal Area (NIA):

268m² (2,888ft²)

(This information is given for guidance purposes only.)

Rateable Value

The property is currently housed under one rating assessment and will need to be split between the first and second floors. Further information is available upon request.

(This information is given for guidance purposes only and prospective tenants should make their own enquiries with the relevant local authority.)

EPC

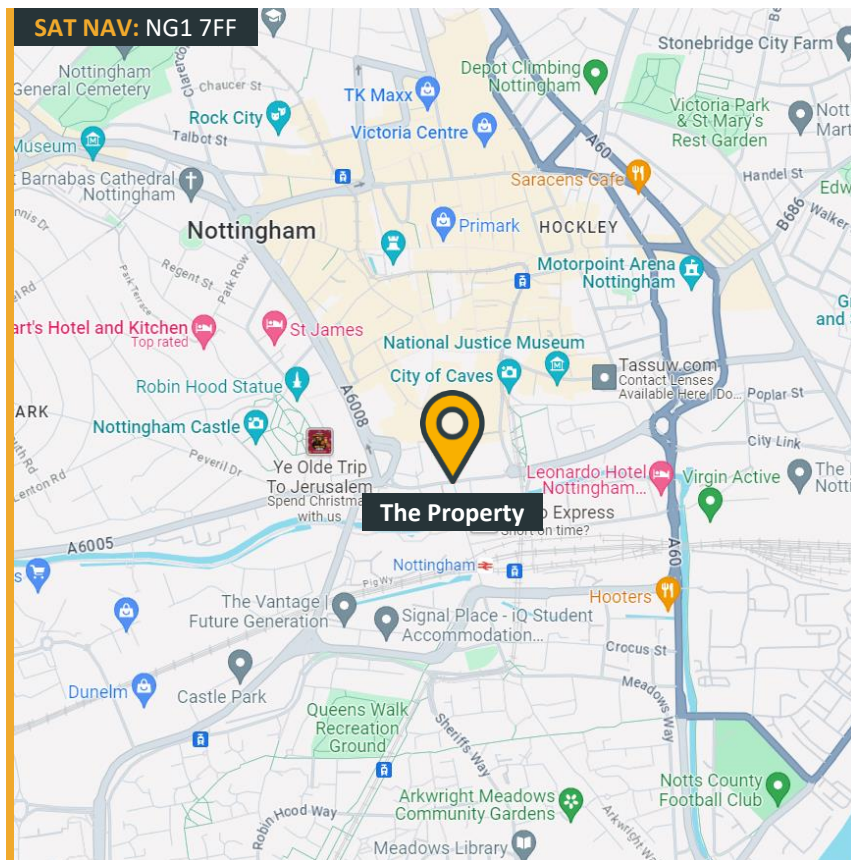
A copy of the EPC is available upon request.

Service Charge

The service charge for the financial year 2022/2023 currently runs at £2,500 per annum.

VAT

VAT is applicable at the prevailing rate.



Lease Terms

A new lease is available upon terms to be agreed at a rental of:

£47,000 per annum exclusive
(Forty seven thousand pounds)

Service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

Further Information

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

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15/01/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.