

## Great opportunity to occupy an open plan office suite situated within a prominent position in Nottingham City Centre

428m<sup>2</sup>  
(4,609ft<sup>2</sup>)

- Competitive terms available
- Potential to have split floor plates or the whole floor
- Excellent natural light
- In the heart of the retail core with a plethora of nearby amenities including 200 Degrees Coffee, Piccolino, The Alchemist, Caffè Nero, Zizzi and many more
- Stunning views over Nottingham City Centre
- Excellent transport links close to Market Square / NET tram stop
- Available immediately



**TO LET**



Location



Gallery



Video



Contact

## Location

The property is located in the heart of Nottingham's retail core on Clumber Street amongst a plethora of shops, bars, restaurants and cafes. It is situated within a short walking distance from Nottingham's Market Square, which provides excellent transport links by bus and the NET tram route to the wider Nottingham area, as well as direct links to Nottingham's train station. Other occupiers within the building include Hays Recruitment, CT Skills, Kaplan Financial and Waterman Group.

## Description

The property comprises an open plan fourth floor office suite, split floor plate opportunities are also available, with excellent views over the city of Nottingham. The space provides an open plan layout with the following specification:

- Suspended ceiling incorporating Cat 2 lighting
- Air conditioning throughout
- Trunking incorporating Cat 5 cabling
- Carpet tiles throughout
- Recently refurbished communal entrance areas
- Lift to all floors
- Refurbished WC facilities
- Kitchenette





## Floor Areas

The property has the following Net Internal Area:

**428m<sup>2</sup> (4,609ft<sup>2</sup>)**

(This information is given for guidance purposes only.)

## Service Charge

A service charge will be levied to cover maintenance of parts of the property used in common. Further details are available from the agents.

## Business Rates

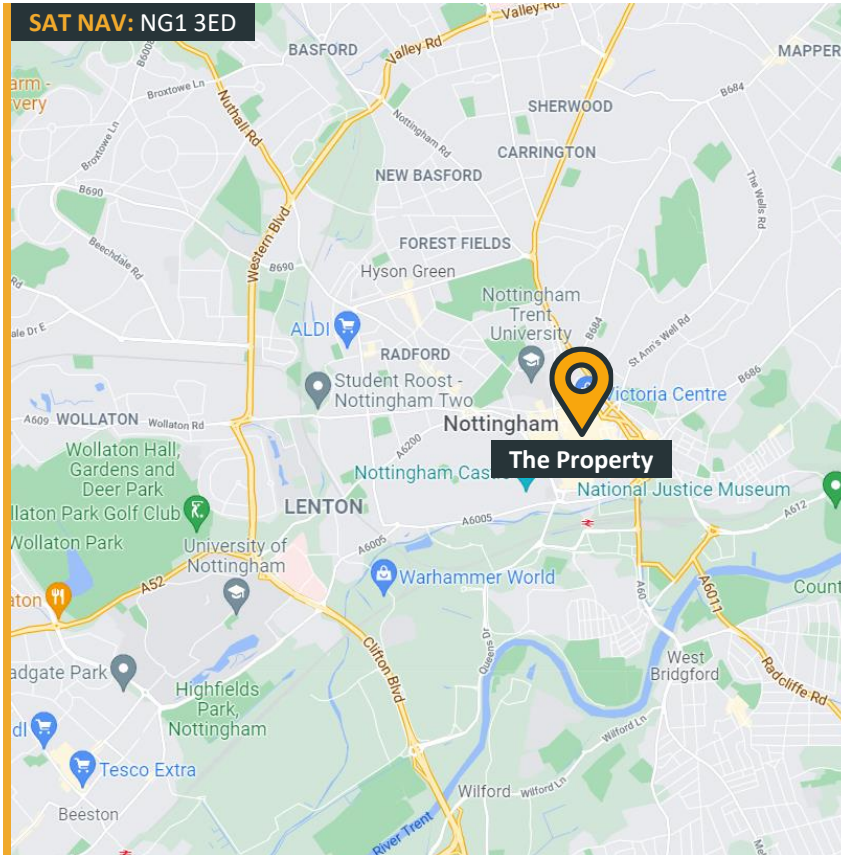
From an enquiry made on the Valuation Office Agency website, we have obtained the following information:

**Rateable Value:** £41,250  
**Rates Payable 20/21:** £20,583.75

(This information is given for guidance purposes only and prospect tenants should make their own enquires of Nottingham City Council.)

## EPC

A copy of the EPC is available upon request.



## Rent

The offices are available at a quoting rent of:

**£55,500 per annum**  
**(Fifty five thousand five hundred pounds)**

## VAT

It is understood that VAT is applicable on the rent and service charge due.

## Further Information

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

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