

Period office suite available in the heart of Hockley

212m²
(2,281ft²)

- Open plan office accommodation
- Excellent Natural Light throughout
- Excellent location in Hockley, offering a plethora of amenities including Cosy Club, Be At One, Bar Iberico, Sainsbury's & more within walking distance
- WC and kitchen facilities
- Lift access
- Available now for occupation



TO LET



Location



Gallery



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Location



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Location

The property is located on Heathcoat Street in Hockley, a short walk away from Nottingham's Market Square, an upcoming location within the City Centre. In the immediate vicinity, there is a surplus of convenient facilities including shops, bars and restaurants such as Mowgli, Rudy's Pizza, Sexy Mamma and more. The location is well served by public transport links with the NET tram stop and bus routes a short walk away.

Description

The property comprises a historic building fitted with office suites which benefits from the following specification:

- New carpet tiling throughout
- Suspended ceiling with Cat II Lighting
- Excellent natural light
- Kitchen/breakout area
- Two generous meeting rooms
- Separate board room
- WC facilities
- Gas fired central heating
- Open plan office space
- Communal entrance area just off Heathcoat Street





Floor Areas

From measurements taken on site we calculate the suite has the following Net Internal Areas:

Suite	m ²	ft ²
Suite 7	212	2,281

(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.

Business Rates

From enquires of the VOA website, we understand that the property is rated as follows:

Rateable Value from 01 April 2023: £19,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

EPC

A copy of the EPC is available upon request from the agent.



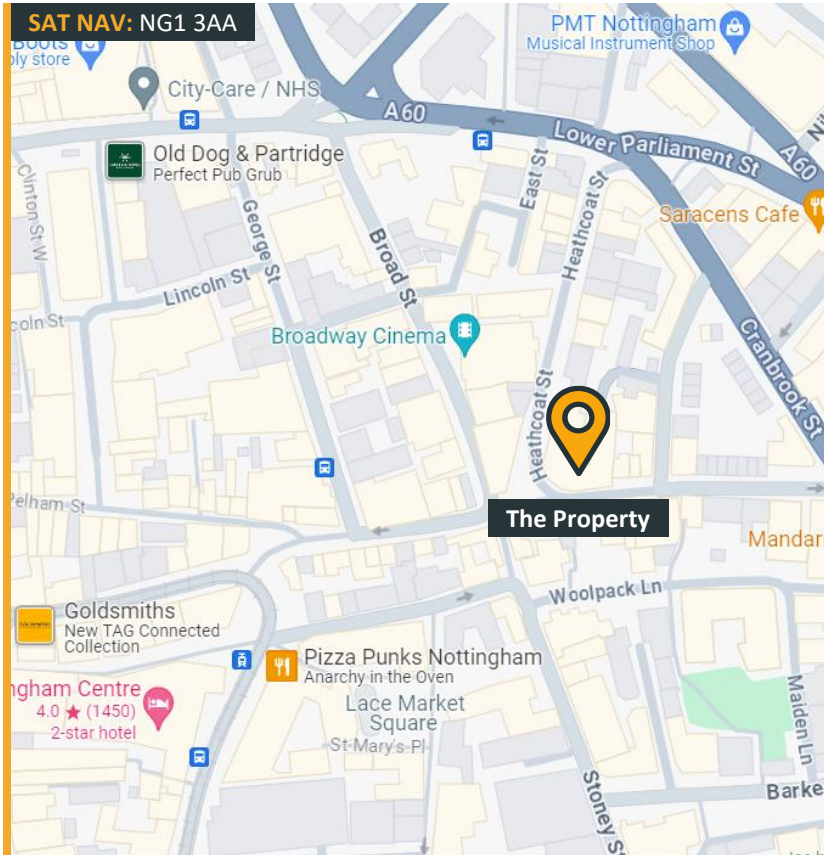
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Rent

The suite is available on a new FRI lease and we are quoting a rent of:

£27,000 per annum exclusive
(Twenty-seven thousand pounds)

VAT

We understand that VAT is applicable on the rent 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.