

Third floor high quality office refurbishment available in Nottingham City Centre

257m²
(2,773ft²)

- Extensive refurbishment undergone providing high quality office space and entrance area to cater for client meetings.
- Excellent natural light throughout
- Passenger lift access
- Within walking distance of Starbucks, Wagamama's, Bar Esquina, Browns & more
- Excellent transport links with NET tram and bus routes nearby



INCENTIVES
AVAILABLE

TO LET



Location



Gallery



Video



Contact



Location

The property is located on Talbot Street in Nottingham City Centre. By virtue of its location the property is in close proximity to numerous City Centre amenities including shops, bars and restaurants.

The property is also well accessible by road and public transport connections including the NET tram.

Description

The property comprises the third floor office suite within The Clock Tower, a multi-occupied office building. The suite is to be subjected to a high quality refurbishment which will provide the following specification:

- Full redecoration throughout
- Suspended ceilings with inset LED lighting
- Heating and cooling system
- Brand new kitchenette and WC facilities
- New flooring finishes throughout
- Passenger lift access
- Excellent natural light

EPC

The suite has an EPC rating of **C-56**.





Floor Areas

We understand that the office suite as the following Net Internal Area:

257m² (2,773ft²)

(This information is given for guidance purposes only)



Service Charge

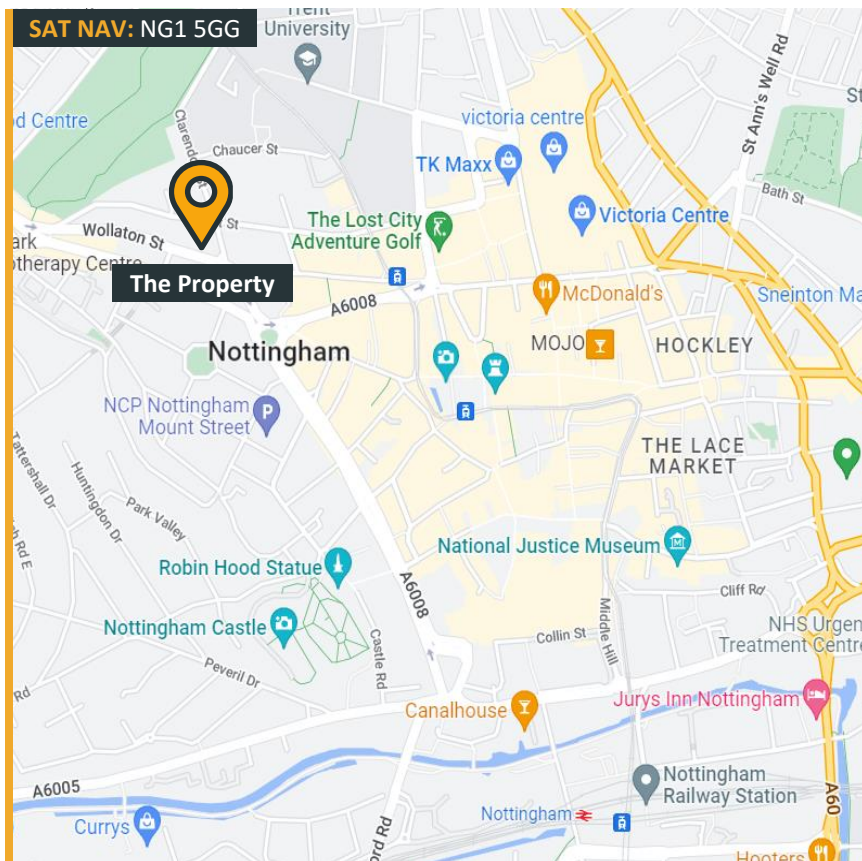
A service charge is levied to cover the costs of the maintenance and upkeep of the common areas of the building. Guide figures can be provided by way of the agent.

Business Rates

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

Rateable Value from 1 April 2023: £29,750

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



Rent

The property is available by way of a new lease and we are quoting a rent of:

£44,000 Per Annum
(Forty four thousand pounds)

VAT

VAT applies to rent, service charge and other payments due under the lease.

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Ketlin Mäeorg

07929 673 232

ketlin@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

04/07/2022

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