

First Floor Offices | 17-19 Long Row | Nottingham | NG1 2DH

Superbly refurbished first floor offices located in the heart of Nottingham City Centre

80m²
(861ft²)

- Conveniently located opposite Nottingham Council House and Market Square
- Refurbished to a high standard
- Easily accessible by public transport/the NET Tram
- Attractive period features within a bright modern office environment



TO LET



Location



Gallery



Video



Contact



Location

The property is located on Long Row opposite the Nottingham City Council House and Market Square. Due to its central location right in the heart of the City Centre, the property benefits from excellent public transport connections including the NET Tram service.

There are also an abundance of bars, restaurants, shops and leisure facilities close by.

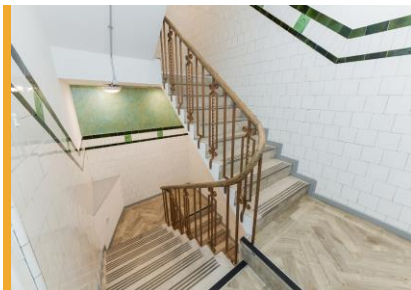
Description

The property comprises the first floor offices space within the premises known as 17-19 Long Row, Nottingham.

Accessed via a self-contained street level entrance door the office provides the following specification:

- Refurbishment to a high standard throughout
- Attractive period features
- LED lighting
- Suspended ceilings
- Electric heaters
- Grey carpets and redecoration in white throughout
- Kitchenette and WC facilities
- Air cooling systems to be installed





Floor Areas

We understand from measurements taken on site that the office has the following Net Internal Area (NIA):

80m² (861ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements.)

Business Rates

The property will need to be reassessed upon occupation, but guide figures are available via the agents.

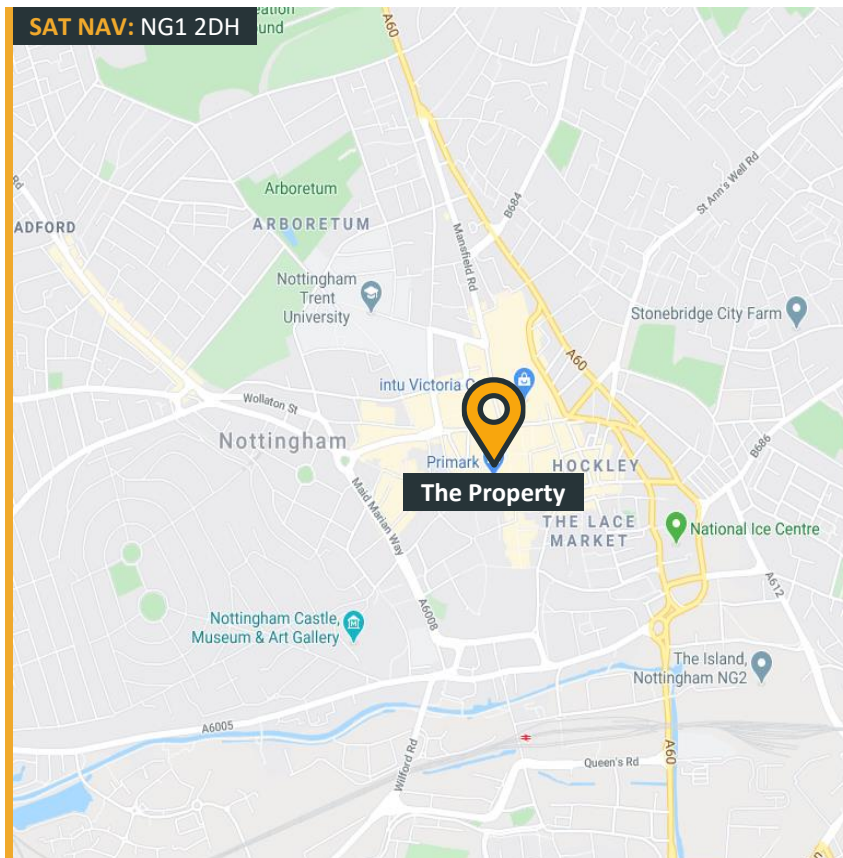
Service Charge

A service charge will be levied to cover the cost of the upkeep and maintenance of the common areas of the building.

Guide figures are available via the agents.

EPC

The EPC rating for the building is **D-94**.



Rent

The offices are available on a new lease at a quoting rent of:

£13,000 per annum
(Thirteen thousand pounds)

VAT

VAT applies at the standard rate to 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:

Ketlin Maeorg

07929 673 232

ketlin@fhp.co.uk

Amy Howard

07887 787894

amy.howard@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

03/11/2021

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