

Second Floor | The Clock Tower | Talbot Street | Nottingham | NG1 5GG

High quality refurbished office suites available in Nottingham City Centre

240m²
(2,590ft²)

- Extensive refurbishment undergone providing high quality office space and entrance area to cater for cliental 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
- Available combined or on a floor-by-floor basis

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 two office suites within The Clock Tower, a multi-occupied office building. The suites are 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 suites have an EPC rating of **C-56**.



Second floor office suite to be refurbished as shown





Second floor office suite to be refurbished as shown



Floor Areas

We understand that the office suites have the following Net Internal Area (NIA):

Floor	m ²	ft ²
Second Floor	240	2,590

(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.

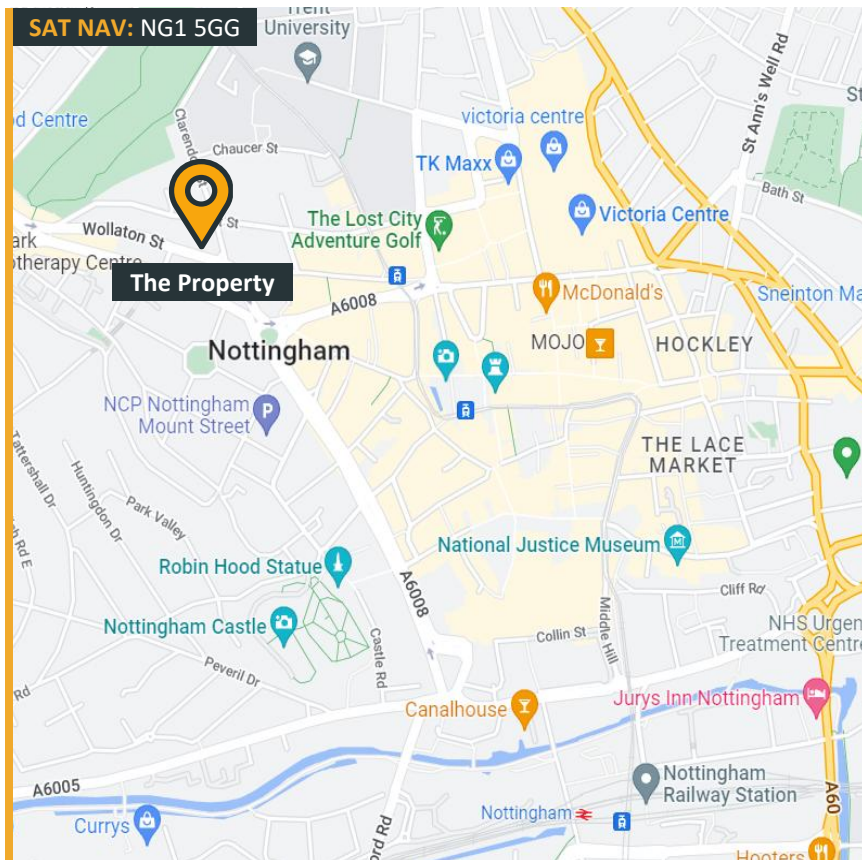
Business Rates

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

Rateable Value: £29,750

Rating Authority: Nottingham City Council

(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 on flexible terms and we are quoting a rent of:

£16 per ft² per annum exclusive

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:

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