

Lower Ground Floor | Queens Building | 2 Arkwright Street | Nottingham | NG2 2GD

Modern refurbished office suite located in a prominent position opposite Nottingham Train Station

167m²
(1,798ft²)

- Excellent location positioned immediately opposite Nottingham Train Station
- Generous parking offering 5 designated spaces
- Recently refurbished to a high specification throughout
- Plethora of nearby amenities including Caffè Nero, Broadmarsh Car Park, 200 Degrees Coffee, and more.
- Private courtyard area



TO LET



Location



Gallery



Video



Contact



Location

The property is located just outside the main entrance to Nottingham Train Station in a prominent position at the intersection of Arkwright Street, Sheriffs Way and Carrington Street, within walking distance to Nottingham City Centre and The Lace Market, Hockley and Old Market Square.

The property benefits from having direct links to Nottingham's main arterial routes leading to north and south Nottingham such as the A52 leading to Junction 26 of the M1.

There are excellent nearby transport links available including Nottingham Train Station, bus routes and the NET tram as well as ample car parking facilities.



Floor Areas

We understand the property has the following Net Internal Area (NIA):

167m² (1,798ft²)

(This information is given for guidance purposes only)





Description

The property comprises a refurbished period building which has been recently renovated to provide high quality office space situated across four floors.

The building contains some attractive architectural features given its 19th Century construction, the property being formerly the Queens Hotel. The offices are a mixture of open plan and cellular floor plates with a private courtyard area and benefit from the following specification:

- Suspended ceiling incorporating LED lighting
- Self-contained WC facilities and kitchenette
- 5 designated car parking spaces
- Trunking incorporating Cat 5 cabling
- Grey carpet tiles throughout

Business Rates

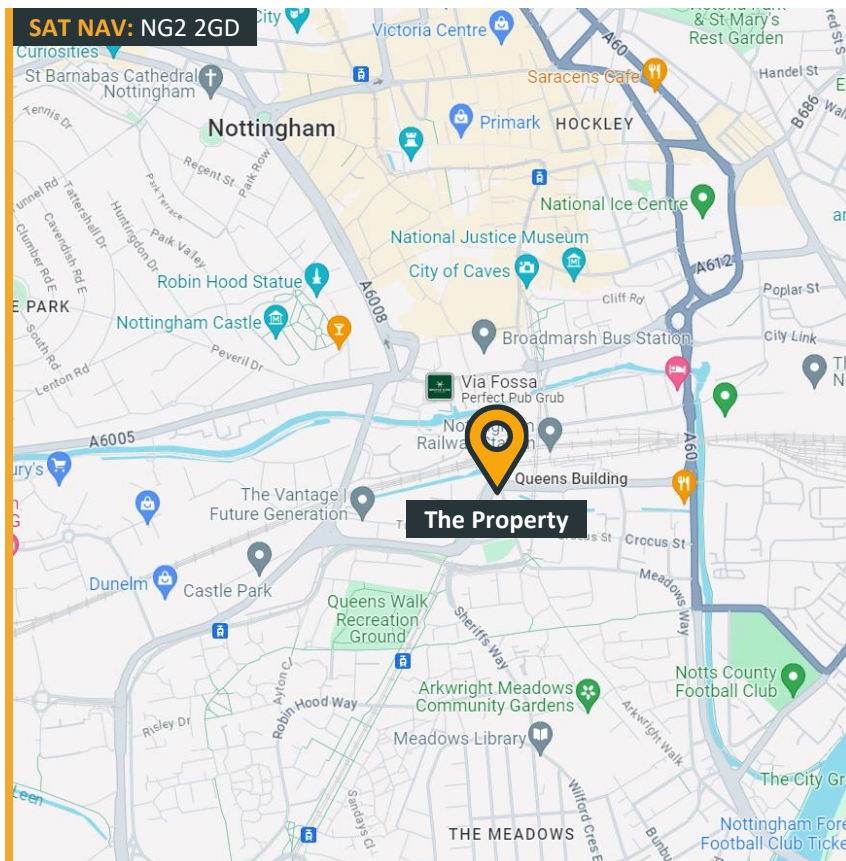
The business rates are to be reassessed upon occupation.

Service Charge

The rent is inclusive of service charge but exclusive of all other occupational costs.

EPC

The property has an EPC rating of **C-62**.



Rent

The office suite is available on a new lease for a term of years to be agreed at a quoting rent of:

£19,500 per annum
(Nineteen thousand five hundred pounds)

VAT

VAT applies at the standard rate to the rent and all 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.