

Units 6 & 7b Russell Place | Nottingham | NG1 5HJ

## Self-contained period offices situated within attractive landscaped grounds within Nottingham City Centre

**188m<sup>2</sup>**  
(2,024ft<sup>2</sup>)

- Self-contained offices situated across three floors of accommodation
- On-site car parking available
- Attractive professionally landscaped surrounds
- Stunning floor to ceiling height with sash windows
- Currently undergoing an extensive refurbishment to a high standard
- Immediately available with incentives



**TO LET**



Location



Gallery



Video



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## Location

The property is situated within enclosed landscaped grounds on Russell Place, which is accessed just off Talbot Street within Nottingham City Centre. The attractive landscaped area is well-maintained and offers a professional feel and a quiet, secure space.

The property benefits from being within short walking distance from a plethora of amenities including cafes, restaurants, bars, shops, amongst others. The property is situated amongst various other office occupiers and is within short walking distance to Nottingham Playhouse, Victoria Centre and the new Broadmarsh Car Park.

The property is situated to the north of Nottingham City Centre and provides direct access to the A60, one of Nottingham's main arterial routes, providing access to north and south Nottingham. There are numerous transport links located close by including Nottingham Tain Station Station, the NET tram and bus routes.



## Floor Area

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

**188m<sup>2</sup> (2,024ft<sup>2</sup>)**

(This information is given for guidance purposes only.)





## The Property

The offices are currently undergoing a refurbishment offering a high standard throughout. The self-contained period offices are situated across three floors of cellular accommodation with access to the front of the property. The offices benefit from the following specification:

- Solid carpet flooring throughout
- Gas central fire heating system
- Floor to ceiling height with sash windows
- Feature fireplaces
- WC facilities on each floor
- Two kitchenette facilities
- LED lighting throughout
- Trunking incorporating Cat 5 cabling
- Designated car parking spaces

## EPC

The property has an EPC rating of **E-104**.

## Business Rates

From enquiries on the Valuation Office Agency website, we understand the following:

**Rating Authority: Nottingham City Council**  
**Rateable Value from 1 April 2023: £21,000**

(This information is given for guidance purposes only and prospective purchasers are advised make their own enquiries.)





Location



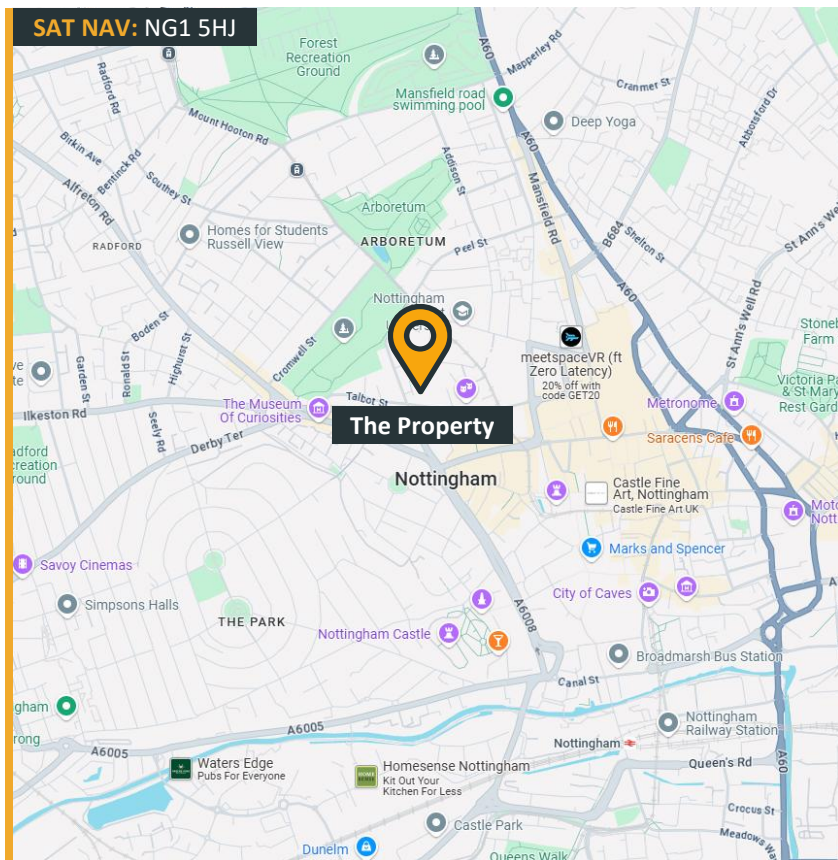
Gallery



Video



Contact



## Lease Terms

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

**£33,000 per annum exclusive**  
**(Thirty-three thousand pounds)**

## Service Charge

A service charge will be levied to cover contributions towards the upkeep and maintenance of the estate and landscaping.

## VAT

VAT will be applicable on the rent/price and service charge 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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