

Norfolk House | Upper Parliament Street | Nottingham | NG1 2AB

## Good quality offices available in the heart of Nottingham City Centre with secure parking

206m<sup>2</sup> to 2,006m<sup>2</sup>  
(2,222ft<sup>2</sup> to 21,596ft<sup>2</sup>)

- Open plan offices with exclusive terrace on the fifth floor offering views of Nottingham's skyline
- Mixture of open plan and fitted meeting rooms throughout
- Large secure basement car park providing 20 spaces
- Prominent position with nearby amenities including Starbucks, Gusto, Costa amongst others
- Competitive rents in central location



TO LET



Location



Gallery



Video



Contact



## Location

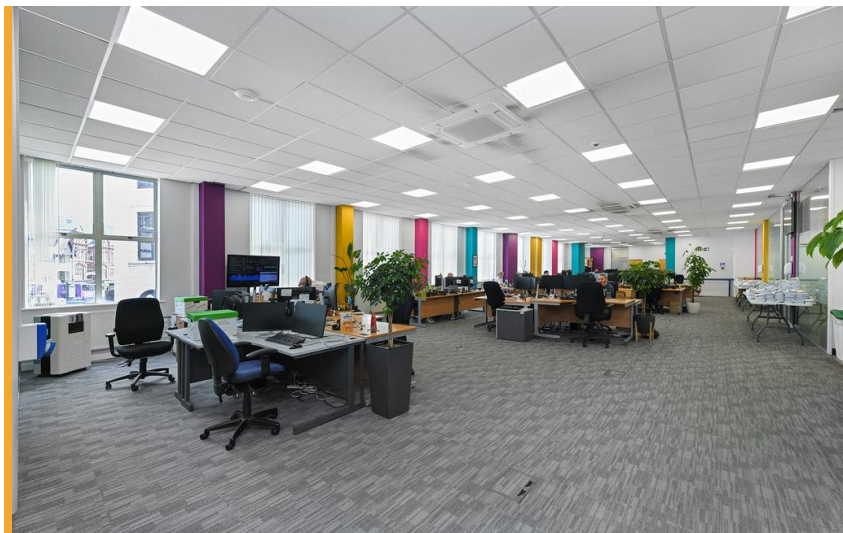
Norfolk House is situated in a prominent position in the heart of Nottingham City Centre opposite the Theatre Royal with street access from Upper Parliament Street. By virtue of its location, the property benefits from being in close proximity to a plethora of amenities including Starbucks, Copper, Costa amongst others with the Victoria Centre within close vicinity anchored by John Lewis and The Corner House forming the dominate leisure, food and beverage location within the City Centre.

The property benefits from excellent public transport facilities being directly opposite the NET tram stop, bus routes and a short walking distance to Nottingham Train Station. It also has several nearby parking facilities that offer annual permits.

## Description

The property is arranged over basement, ground and five upper floors accessed via a dedicated reception area fronting Upper Parliament Street and benefits from the following specification:

- Entrance doors from street level leading to the reception area
- Lift serving the suites
- Mixture of open plan and cellular offices throughout
- Male, female WC's and shower facilities
- Kitchenette
- Suspended ceilings with inset LED lighting
- Large terrace overlooking Central Nottingham on the fifth floor
- Large secure basement car park providing 20 spaces
- Reception area leading to passenger lift





Location



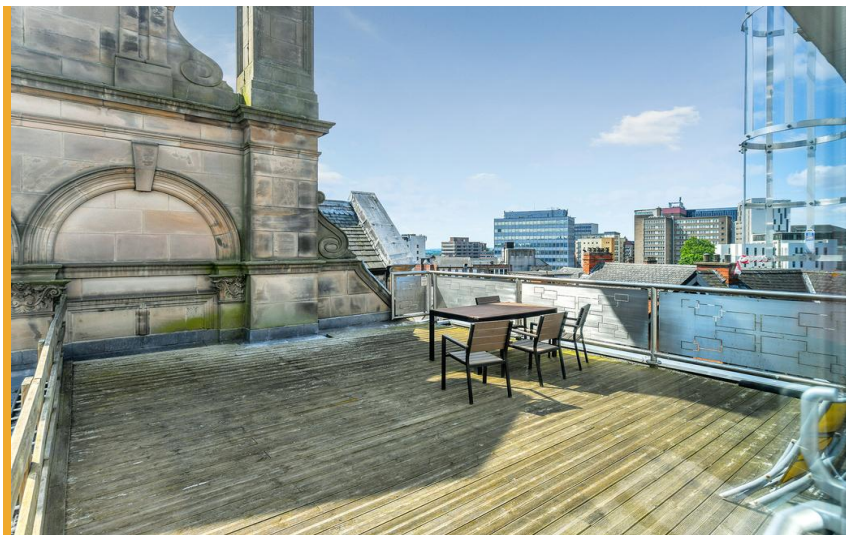
Gallery



Video



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## Floor Areas

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

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
First Floor	434	4,667
Second Floor	481	5,181
Third Floor	451	4,856
Fourth Floor	434	4,670
Fifth Floor	206	2,222
<b>Total</b>	<b>2,006</b>	<b>21,569</b>

(This information is given for guidance purposes only)

## Business Rates

Business rates information is available upon request.

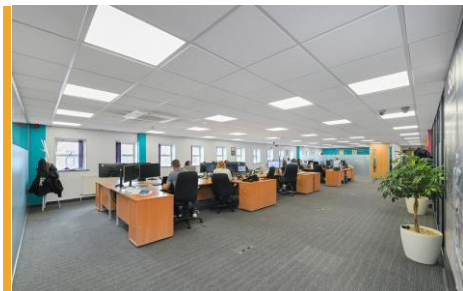
## Service Charge

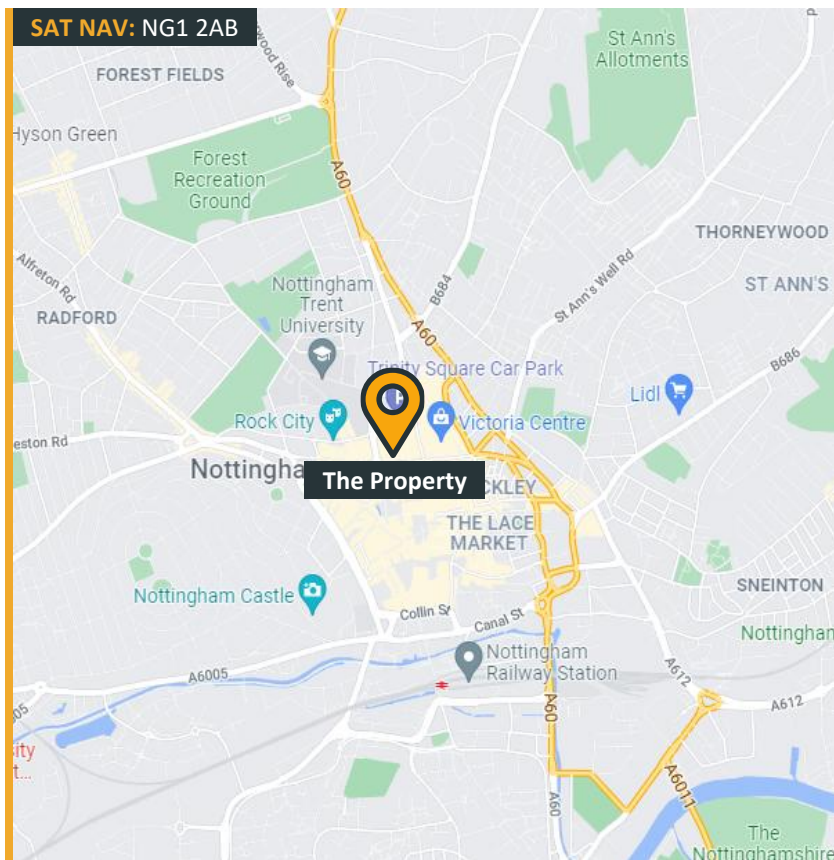
Full details on the service charge are available upon request.

## EPC

The building has an EPC rating of **C-69**.







## Lease Terms

The office suites are available individually or combined on a new lease for a term of years to be agreed.

The quoting rent is available upon application.

## VAT

VAT applies 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:

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