

Alan House | Clumber Street | Nottingham | NG1 3ED

Centrally located offices in the heart of Nottingham City Centre

94m² to 1,159m²
(3,164ft² to 12,474ft²)

- Competitive terms available
- Excellent natural light
- In the heart of the retail core with a plethora of nearby amenities
- Suitable for alternative uses such as education and training
- Excellent transport links close to Market Square / NET tram stop
- To be refurbished



TO LET



Location



Gallery



Video



Contact



Location

The property is located in the heart of Nottingham's retail core on Clumber Street amongst a plethora of shops, bars, restaurants and cafes and within walking distance of Nottingham's Market Square, the NET tram links and Nottingham Train Station.

Other occupiers within the building include Kaplan Financial and Waterman Group.

Description

The property comprises open plan first, second and fourth floor office suites in a central location facing out onto Long Row and Clumber Street.

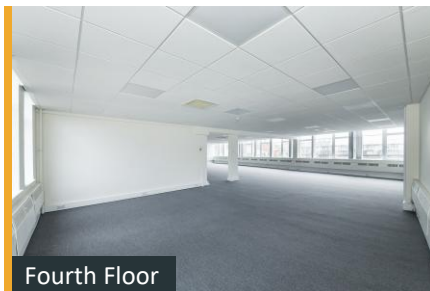
The offices are due to be refurbished, further details as to the proposed refurbishment are available from the agents.

EPC

Suite	EPC Rating
First Floor	B – 44
Second Floor	B – 42
Fourth Floor	B – 36



Second Floor



Fourth Floor



Fourth Floor



Floor Areas

Suite	m ²	ft ²
First Floor	294	3,164
Second Floor	449	4,834
Fourth Floor	416	4,476
Total	1,159	12,474

The floors are available to rent on a floor by floor basis or combined if preferred.

(This information is given for guidance purposes only.)

Service Charge

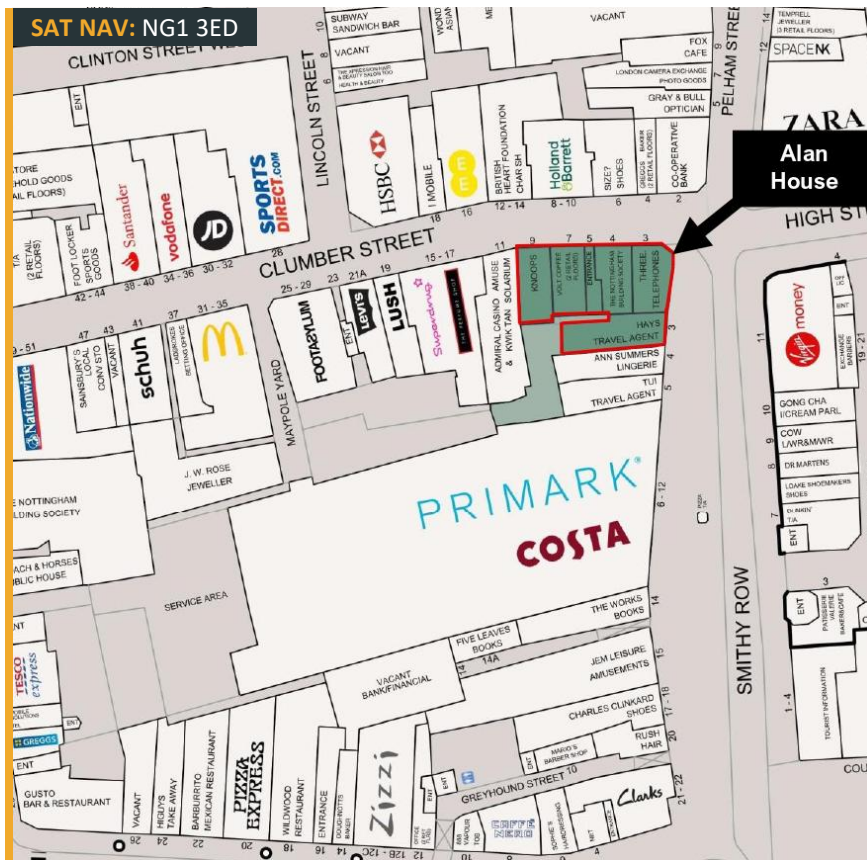
A service charge will be levied to cover maintenance of parts of the property used in common. Further details are available from the agents.

Business Rates

Suite	Rateable Value	Rates Payable 2025 (pa)
First Floor	£32,750	£16,343
Second Floor	£51,000	£27,846
Fourth Floor	£41,250	£20,584

(Prospective tenants should make their own enquires of Nottingham City Council.)





Lease Terms and Rent

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

£12 per ft² per annum exclusive

VAT

It is understood that VAT is applicable on the 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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Please click here to read our "Property Misdescriptions Act". E&OE.