

Suites 101 & 401 | Bridlesmith House | Bridlesmith Gate | Nottingham | NG1 2GQ

## High quality refurbished open plan office suite on prestigious Bridlesmith Gate

223m<sup>2</sup> to 604ft<sup>2</sup>  
(2,401ft<sup>2</sup> to 6,500ft<sup>2</sup>)

- Fully refurbished fourth floor office suite finished to a high-quality specification with the first floor to follow
- Newly upgraded communal areas, providing a professional and welcoming environment
- Bright, open plan workspace, comfortably accommodating up to 26 desks
- Directly opposite The Ivy and surrounded by leading restaurants, cafes and bars, including Baresca, Tap House, Public & Plants, and Caffè Nero
- Excellent city centre connectivity with NET tram, bus stops and Nottingham Train Station all within walking distance
- Available immediately for occupation (Suite 401)



TO LET



Location



Gallery



Video



Contact



## Location

Bridlesmith House is situated just off Bridlesmith Gate, one of the main retail thoroughfares in Nottingham City Centre. The property is located within easy reach of the Market Square tram stop and additionally Nottingham train station with a plethora of shops, bars and restaurants on its doorstep.

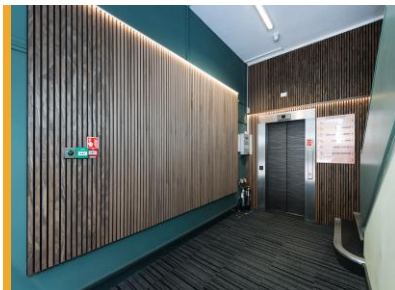
The property benefits from being within walking distance from amenities such as Picolino, M&S, Caff  Nero, Cosy Club and YO! Sushi.

## Description

Suite 401 has been refurbished and the First Floor will be refurbished to a high specification. The suites offer the following specification:

- Fully redecorated throughout
- Open plan floor plates
- Stripped back with exposed services
- Newly installed kitchenette
- LED lighting
- Heating/comfort cooling system
- Communal lift access
- Communal WC facilities
- Original period windows/features throughout
- Attractive views over Nottingham City Centre





## Floor Areas

From measurements undertaken at the property we calculate the suite has the following Net Internal Area:

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Suite 101	604	6,500
Suite 401	223	2,401

(This information is given for guidance purposes only)

## Business Rates

From enquiries with the Local Authority we understand that Suite 401 is assessed as follows:

**Rateable Value from 1 April 2023: £14,250**

Further information on the first floor rateable value is available by way of agent.

(This information is given for guidance purposes only)

## EPC

A copy of the EPC is available upon request from the agent.

## Service Charge

The current service charge runs at £3.49 per ft<sup>2</sup> plus VAT. A full service charge breakdown can be provided by way of agent.



## Potential Office Layouts

### Option A



### Option B







## Rent

The suites are available at the following quoting rents:

Floor	Rent Per Annum
Suite 101	Rent on Application
Suite 401	£39,500

## VAT

VAT is applicable on the rent due and service charge due at the standard rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

### Amy Howard

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