

## Fully fitted open plan refurbished offices available to let overlooking St Mary's Church

209m<sup>2</sup>  
(2,248ft<sup>2</sup>)

- Stunning exposed services enhancing the characteristics of the former lace mill buildings
- Situated in the heart of Nottingham's Creative Quarter
- The potential for "plug-and-play" – no fit out costs incurred
- Modern high quality refurbishment within the communal areas
- Excellent nearby transport links including NET Tram, train station and bus station



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located within Nottingham's historic Lace Market sitting prominently on Stoney Street and forming part of the city's successful Creative Quarter.

In the immediate vicinity complementary facilities include; The Kean's Head Public House and Annie's Burger Shack, with Nottingham's retail and leisure core only 5 minutes walk away.

The property benefits from excellent nearby transport links including local bus routes and NET tram stops alongside Nottingham Train Station with excellent nearby amenities in the vibrant Hockley area.

## Description

The property provides an open plan recently refurbished office suite with high quality finishes throughout with features including

- ◆ Exposed services
- ◆ Recently refurbished
- ◆ Integrated cooling and heating system
- ◆ New double glazed sash windows
- ◆ LED lighting
- ◆ Male, female and disabled WCs and shower facilities
- ◆ Fully fitted modern kitchenette
- ◆ Refurbished communal areas
- ◆ Bike storage facilities
- ◆ Fitted meeting room and break out space





## Floor Areas

From measurements undertaken on site, we understand the property the following Net Internal Area (NIA):

**209m<sup>2</sup> (2,248ft<sup>2</sup>)**

(Prospective Tenants are advised to verify the floor areas.)

## Car Parking

Up to 3 car parking spaces are available.

## Business Rates

Information on the business rates is available upon request from the agents.

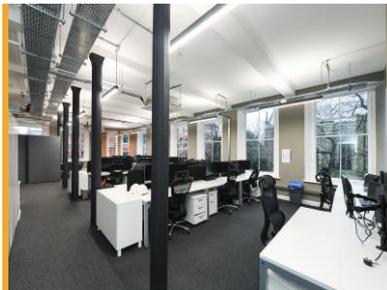
(Prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

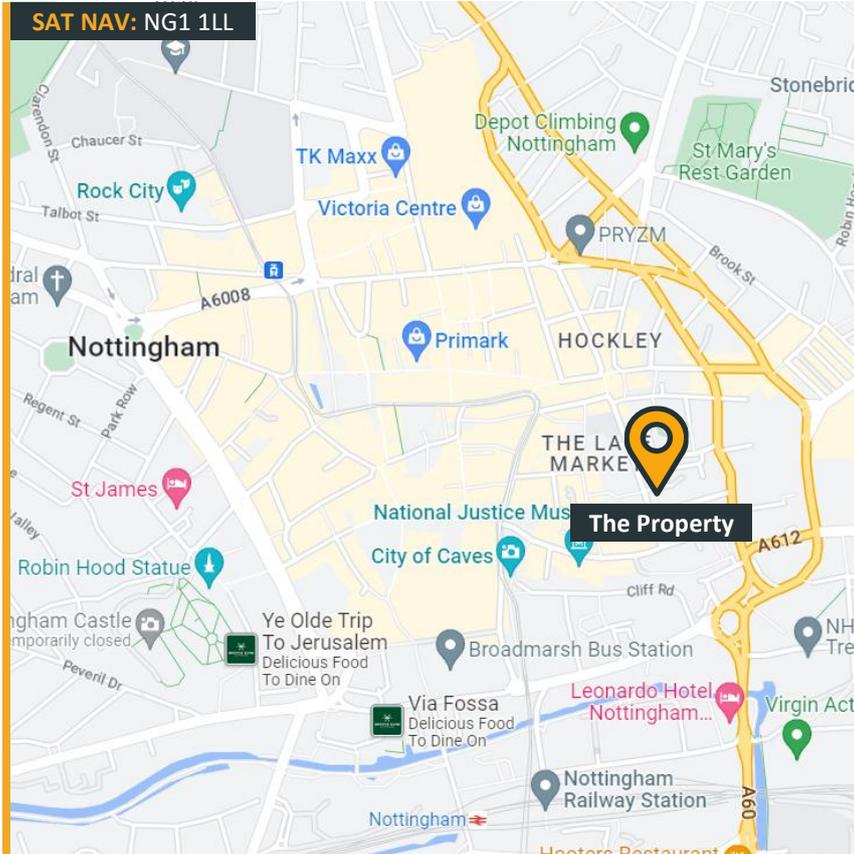
## EPC

The property has an EPC rating of **C-52** which is valid until June 2032.

## Service Charge

The current annual service charge which administers the upkeep and maintenance of the common areas and external fabric of the building breaks back to circa £3 per ft<sup>2</sup>.





Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

## Lease and Rent

The office suite is available on a new effective fully repairing and insuring lease via service charge provisions for a term of years to be agreed at a quoting rent of:

**£40,464 per annum exclusive**  
**(Forty thousand four hundred and sixty-four pounds)**

The service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

## VAT

The VAT is payable in addition to the rent, service charge 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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