

## Stunning Grade A office suite adjacent to Nottingham Train Station overlooking the new Broadmarsh Car Park scheme

321m<sup>2</sup>  
(3,450ft<sup>2</sup>)

- Stunning 'Shoreditch' style offices
- Feature entrance area with a manned concierge reception
- Adjacent to the new Broadmarsh Car Park
- Excellent nearby transport links with Nottingham Train Station and the NET tram stop
- On-site shower, changing and bike storage facilities
- Nearby amenities include Caffé Nero, 200 Degrees Coffee, M&S, The Bagel Project, amongst others



**TO LET**

Location

Gallery

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Indicative images



## Location

The property is located in the City Buildings development on Carrington Street approximately 1 minute walk from Nottingham Train Station and less than 5 minutes walk from Nottingham's Old Market Square. The City Buildings sits adjacent to the Nottingham Midland Mainline Station, the NET City Centre terminus and the new HMRC Headquarters, alongside the development of the 1,400 space Broadmarsh Car Park.

The location is well provided with retail and leisure facilities with companies such as 200 Degrees Coffee, Tesco Express, Caffe Nero, amongst others all located within a short walking distance. The location offers a significant amount of new development with excellent nearby transport links including regular bus route links outside the property.

## Business Rates

A guide for the business rates payable is available from the agents.

## EPC

The property has an EPC rating of B-49 which is valid until 29<sup>th</sup> November 2030.

## The Property

The property is positioned on the third floor just off the manned concierge and comprises a Grade A refurbished open plan office space, which retains many of the building's original features including high ceilings, large window sashes and high-quality finishes throughout.

Features of the specification include:

- Two fitted glazed meeting rooms
- Feature entrance reception
- Bike storage
- Changing rooms, drying and shower facilities
- Services and part exposed brickwork refurbishment
- Comfort cooling/heating
- High quality restrooms
- LED lighting throughout
- Double glazed feature windows
- Kitchenette facility

## Floor Area

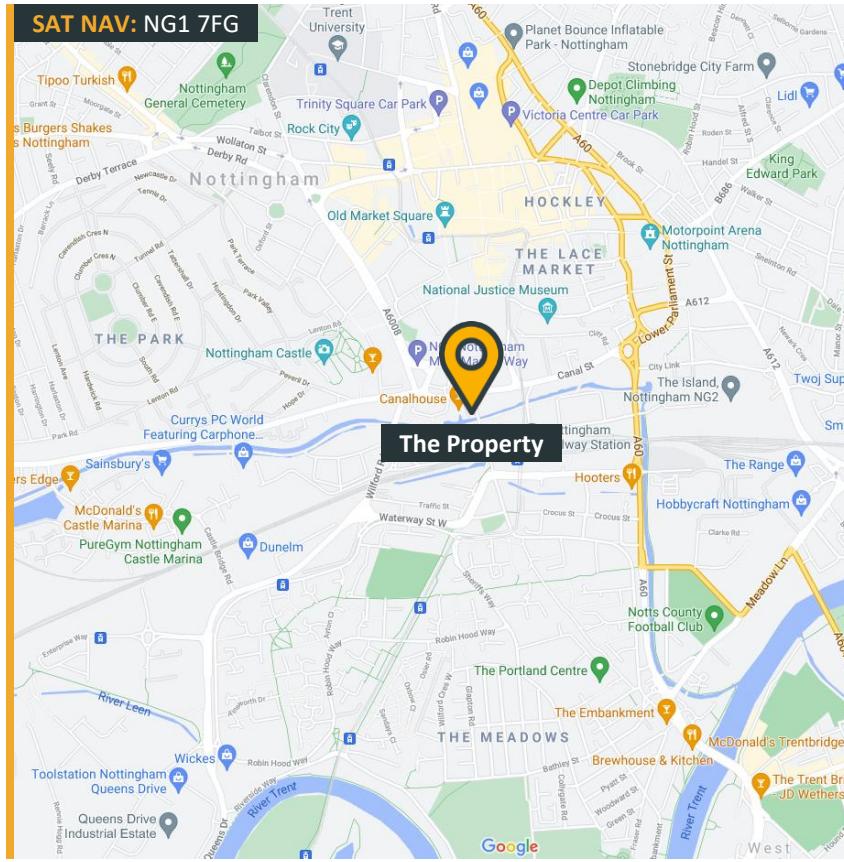
It is understood that the part first floor has the following Net Internal Area (NIA):

**334m<sup>2</sup> (3,598ft<sup>2</sup>)**

## Service Charge

A guide figure is available from the agents.





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

## Lease Terms and Rent

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

**£82,800 per annum**  
**(Eighty-two thousand eight hundred pounds)**

## VAT

VAT is applicable at the standard rate.

## Further Information

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

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