

## High prominent self contained City Centre office / showroom / training premises

**248m<sup>2</sup>**  
(2,671ft<sup>2</sup>)

- Modern flexible two storey commercial building
- Prominent frontage onto Canal Street
- Less than 5 minute walk to Nottingham Train Station and NET2 tram
- Generous onsite parking for up to 8 vehicles
- Mix of client facing areas, open plan workspace and meeting rooms
- Ideal for creative, tech, training, consultancy or showroom occupiers



**TO LET**

Location

Gallery

Video

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## Location

The property is situated in a highly prominent position on Canal Street arterial routes and one of the best connected locations in the City. Sitting just a few minutes walk from Nottingham Train Station, the Broadmarsh Bus Station and car park and the NET2 tram. The building offers exceptional access for staff, clients and visitors. The property is in close proximity to Carrington Street, which has greatly improved recent years, offering a growing mix of cafes, convenience retail, bars and independent operators, creating an active and well serviced route into the City Centre.

## Description

121 Canal Street is a self contained two storey commercial building, offering a highly flexible layout suitable for a variety of occupiers, especially training providers, creative agencies, tech companies, consultancies or specialist showroom operators. The building provides a balanced mix of open plan workspace, meeting rooms and client facing areas with strong natural light throughout. The specification includes:-

- A mix of open plan and cellular space
- Client facing reception and ground floor meeting areas
- First floor meeting rooms and offices
- Excellent natural light
- Attractive balcony to the front elevation
- Modern fixtures and fittings
- Male and female WCs
- Ground and first floor kitchenette
- Secure onsite parking for 8 vehicles
- Prominent signage and branding opportunities
- Shower facilities





## Accommodation

From measurements taken on site, we believe the approximate Net Internal Area (NIA) extends to:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	140	1,512
Mezzanine	28	297
First floor	80	862
<b>Total</b>	<b>248</b>	<b>2,671</b>

(This information is given for guidance purposes only)

## EPC

The property is available on a new lease at a quoting rent of:-

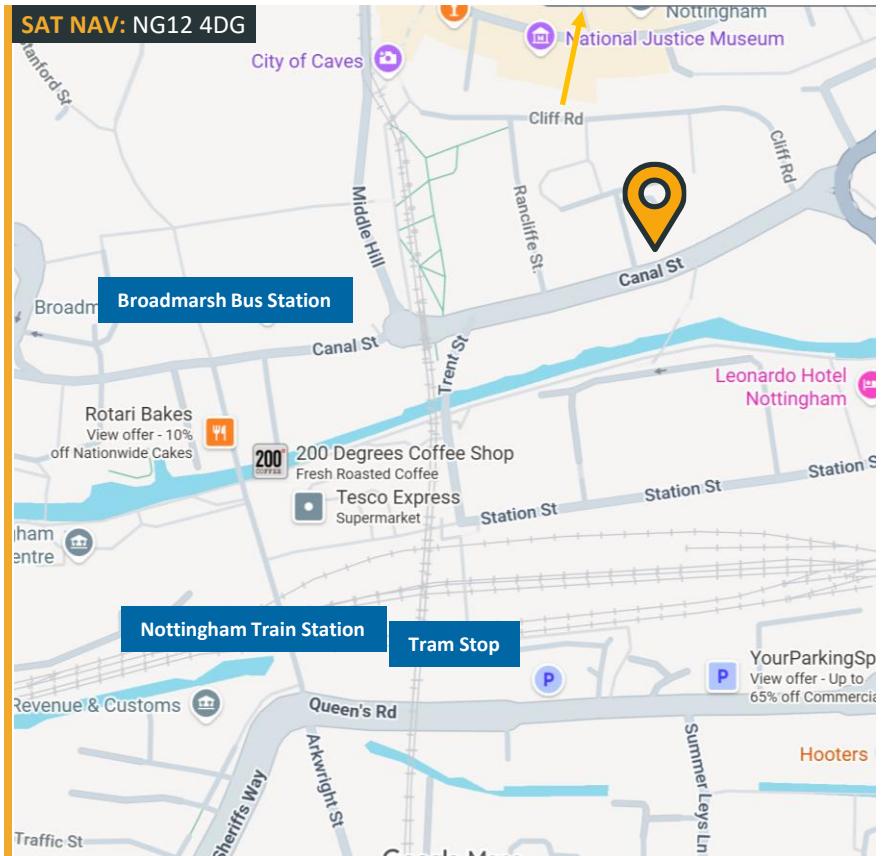
£30,000 per annum  
(Thirty Thousand Pounds)

## Business Rates

From enquiries undertaken via the Nottingham City Council's website we understand the following:-

Current Rateable Value: £27,750  
Rates Payable: £11,960 per annum

(This information is given for guidance purposes only and prospective tenants should verify the information prior to contract).



## VAT

VAT will apply at the standard rate to the rent and other payments due under the lease.

## EPC

The property benefits from an EPC Rating of E.

## Further Information

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

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