

Attractive self-contained offices with stunning views over the south of the city

159m²
(1,707ft²)

- Beautiful character office building
- Stunning views over the south of the city
- Central location adjacent to Nottingham Contemporary and surrounded by a plethora of amenities
- Excellent nearby transport links
- Well-presented office space with a fitted meeting room area on the fourth floor
- **6 months rent free available with the first years quoting rent at £15,000 per annum**



**FOR SALE /
TO LET**



Location



Gallery



Video



Contact



Location

The property lies just off High Pavement leading onto Weekday Cross positioned south of Nottingham City Centre. Heritage Mews is centrally located within the Lace Market area known as Nottingham's Creative Quarter, with stunning office buildings showcasing period features throughout.

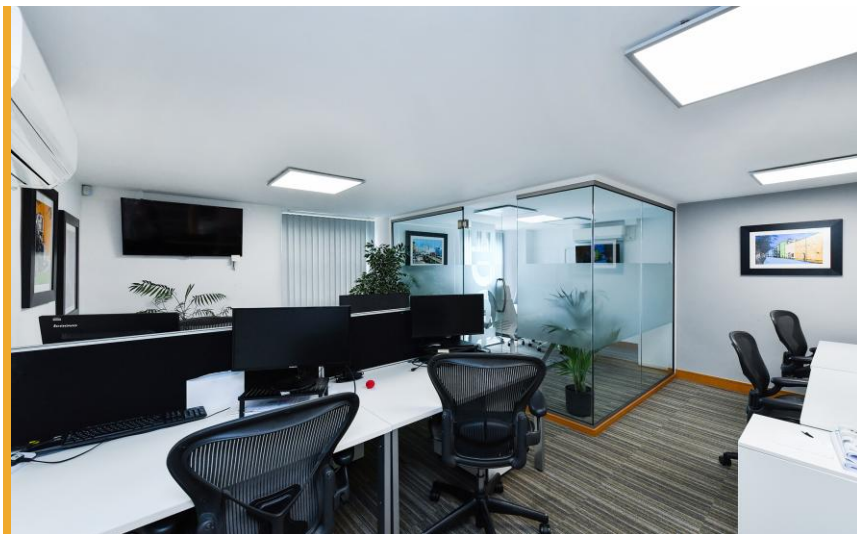
The Lace Market has a plethora of amenities on its doorstep. The property benefits from being within walking distance of NET tram route, bus routes and Nottingham Train Station, alongside Nottingham's retail core and several public car parks.

Description

The property provides a self-contained office building with accommodation arranged over four floors. The property has beautiful characteristics throughout and excellent floor to ceiling height windows. The specification of the office includes:

- Fitted meeting room area on the fourth floor
- Cat 5 cabling throughout
- WC and shower facilities
- LED lighting
- Secure gated access
- Kitchenette on each floor
- Carpet tiles throughout
- Partitioning in part
- Small outside area to the rear
- Self contained building





Floor Areas

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

159m² (1,707ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Local Rating Authority:	Nottingham City Council
Suite 2 Rateable Value from 1st April 2026:	£9,100
Suite 3 Rateable Value from 1st April 2026:	£9,500

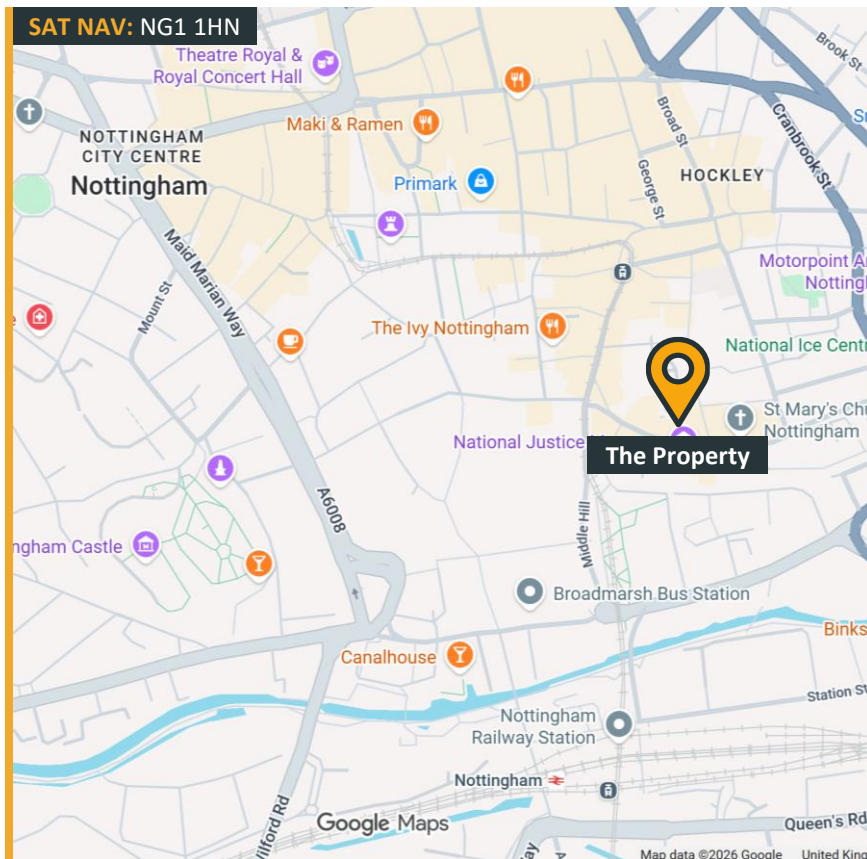
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

EPC

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

VAT

VAT is not applicable to the rent or purchase price.



Rent

A new lease is available by negotiation at a rent of:

£30,000 per annum
(Thirty thousand pounds)

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

Sale Price

The property is held on a separate long leasehold with approximately 988 years remaining at a peppercorn. We are quoting:

Offers in the region of £325,000
(Three hundred and twenty five thousand pounds)

Further Information

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

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