



## Suite 7

Heathcote Buildings, Heathcote Street, Hockley, Nottingham, NG1 3AA

### City Centre offices TO LET

**2,500 sq ft**  
(232.26 sq m)

- 30,000 per annum plus VAT and service charges
- 2500 Sq ft - 3rd floor office space
- Passenger lift access
- Kitchenette and w/c's
- Available immediately
- Clear and vacant space
- Rooms can be split for addition office space

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## Summary

Available Size	2,500 sq ft
Rent	£30,000 per annum
Rateable Value	£19,000
Service Charge	£7,388 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

## Description

The office accommodation is accessed via a ground floor reception on Heathcoat Street as well as a glazed atrium to the rear. Benefitting from a passenger lift, providing access to all 3 floors in addition to a central spiral staircase. They are fitted out to a high standard, with suspended ceilings, perimeter trunking, fully carpeted floors, kitchenette and WC facilities.

## Location

Well positioned in the City Centre close to the main Market Square, the property has good pedestrian access being within walking distance to the main bus station at the Broad Marsh Centre and approximately a 5 minute walk from Nottingham Train station. Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the City can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Race track

## Accommodation

The current configuration offers 2 large offices and a board room, with additional open office space. The space offers generous natural light from several elevations. Kitchenette and w/c's

Name	sq ft	sq m	Availability
3rd - Floor office space	2,500	232.26	Available
Total	2,500	232.26	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

## Terms

Offered for let on a new 5 year fully repairing and insuring lease with a 3 year break - The rent will be £30,000 Plus VAT per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to a service charge with the budget available upon request.

## Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing & Further Information

**Luke Owen**  
01664 431330 | 07542 782605  
Luke@pandfcommercial.com

**Ben Freckingham**  
01664 431330 | 07949 836526  
ben@pandfcommercial.com