



3-5 High Pavement, Nottingham, NG1 1HF

First floor office space TO LET in
Nottingham City Centre

£22,000 Per annum +VAT

1,738 Sq Ft

- First floor office totalling 1,738 Sq ft
- Open plan offices with kitchen area
- Board and meeting room capabilities
- Lift and stair access
- Service charge applicable
- Available immediately

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Summary

Available Size - 1,771 sq ft
Rent - £22,000 per annum
Rateable Value - £14,500
Service Charge - £5,607.80 will apply for the upkeep of common parts and building insurance
VAT - VAT will apply to the rent and additional charges
Legal Fees - Each party to bear their own costs
EPC Rating - C (51)

Description

The offices are accessed via the side door which leads to the internal shared staircase. The office suite is self-contained apart from the shared w/c facilities. With a total of 1738 sq ft, in an L-Shaped open plan office, with open kitchen and separate board/meeting room. There is a small storeroom, with a shower cubicle.

Location

Well positioned in the City Centre close to the Market Square, High Pavement has good pedestrian access being within walking distance to the main bus station and approximately a 5-minute walk from Nottingham Train station.

Accommodation

Occupying the first-floor rear space within a 3-storey mixed use building, with bar on the ground floor front, additional office users on the second floor and a beauty treatment room on the 1st floor front. The building is brick built under a pitched tile covered roof.

Term

Offered to let on a new 5-year lease minimum term - on a fully repairing and insuring basis. The initial passing rent is £22,000 + VAT per annum plus service charges and landlord's insurance.

A 3 month deposit will be required and rent is paid quarterly in advance.

Parking

City Centre parking only, season tickets are available at most of the main car parks in the City Centre.



Viewing and Further Information

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