



3-5 High Pavement, Nottingham, NG1 1HF

First floor office space TO LET in  
Nottingham City Centre

£18,000 Per annum +VAT - year 1

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

# 3-5 High Pavement, Nottingham, NG1 1HF

## Summary

Available Size - 1,771 sq ft  
Rent - £18,000 per annum year 1, then £1k increases per annum to £22k  
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 £18,000 + VAT per annum plus service charges and landlord's insurance.  
Rent will increase to £22k over the 5-year term at £1k pr annum increments.  
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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