



Suite 7 Heathcote Buildings, Heathcote Street, Hockley, Nottingham, NG1 3AA

2500 Sq ft - 2nd floor office space

Nottingham City Centre

kitchen and w/c's

Available March 2023

£30,000 per annum plus VAT and service charges

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.

Property 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.

Accommodation

The current configuration of the space offers 2 large offices and a board room, with open office space. The offices used to be open L shaped office space and could be returned to this if required. The space offers generous natural light from several elevations. Kitchenette and w/c's

Services

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

Terms

Offered to let on a new 5-year lease with a 3-year break if required. £30,000 per annum plus VAT and service charges to include landlords' insurance. A service charge budget is available upon request.

Rates

The tenant is responsible for the business rates, interested parties are advised to make their own enquiries.

VAT

We are advised that VAT will be chargeable on the Rent.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

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

Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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