



2nd Floor Office Space

Hockley, Hockley, NG1 3AA

2500 Sq ft - 2nd floor office space

2,500 sq ft
(232.26 sq m)

- Nottingham City Centre
- Kitchen and w/c's
- Available March 2023
- £30,000 per annum plus VAT and service charges

2nd Floor Office Space, Hockley, Hockley, NG1 3AA

Summary

Available Size	2,500 sq ft
Rent	£30,000 per annum
Rates Payable	£3.79 per sq ft
Rateable Value	£19,000
EPC Rating	D (88)

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

Name	sq ft	sq m	Availability
3rd - 3rd floor office suite	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 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.

Accommodation

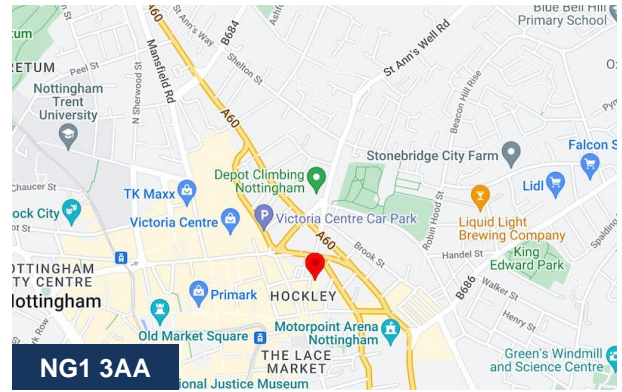
The current configuration of the space offers 2 large offices and a board room with open office space. The space offers generous natural light from several elevations. Kitchenette and w/c's are on site.

Services

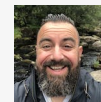
We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Service Charge

Service charges are estimated around £6k per annum. More information available upon request.



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com