



1st & 2nd Floor Offices, 92 Friar Lane, Nottingham, Notts, NG1 6EB

City Centre offices available immediately

668 Sq Ft (62 Sq m) over 1st and 2nd floors

Rent inclusive of utilities, insurance and business rates

Well situated close to Nottingham Castle

A refurbishment is planned once a tenant is located

Location

Well positioned just off Maid Marian Way close to the City Centre, the offices have 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

First and second floor office space set above retail space (although changing to a café/bar) on the ground floor, the building is a 3 storey mid terrace property under a pitched tile roof, with pavement and roadside frontage.

Accommodation

Occupying the upper floors, the offices will benefit from a refurbishment including carpeting, decoration, central heating and private access. The third floor is attic space and suitable for storage only. The accommodation comprises:-

1st Floor - 260 sq ft - 24 sq m
2nd Floor - 279 sq ft - 26 sq m
Attic space - 129 sq ft - 12 sq m
Total - 668 sq ft - 62 sq m

Services

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

Terms

Offered for let on a new lease with flexible terms - the initial passing rent to include all utilities and rates is set at £12,500 per annum, tenants will be responsible for their own phone and broadband.

Rates

The current rateable value is associated with the ground floor space and will need to be re rated separately. The rates are included in the annual rental.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

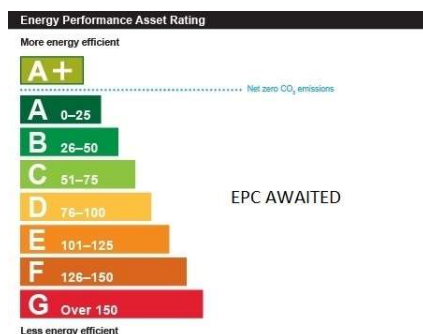
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

City centre parking is available in various pay and display locations nearby.

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.