



92 Friar Lane

Nottingham, Nottingham, NG1 6EB

**City Centre offices available
immediately**

668 sq ft
(62.06 sq m)

- 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

Summary

Available Size	668 sq ft
Rent	£15,000 per annum
Business Rates	Rates are included
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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.

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.

Accommodation

The accommodation comprises the following areas: 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

Name	sq ft	sq m	Availability
Unit - 1st and 2nd floors	668	62.06	Available
Total	668	62.06	

Viewings

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

Terms

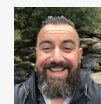
Offered for let on a new lease with flexible terms - the initial passing rent to include all utilities and rates is set at £15,000 per annum, tenants will be responsible for their own phone and broadband.

AMENITIES

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



Viewing & Further Information



Ben Freckingham

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SERVICES

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

OUTGOINGS

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.

SERVICE CHARGE

There may be a service charge for communal space and agents management fees - details to be agreed, although this isnt expected to exceed £1 psf + vat.

PARKING NOTES

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

PLANNING

The current use class allows for B1 office use, alternative uses maybe considered by the landlord depending on the proposal.

OTHER

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