



First Floor office space

3-5 High Pavement, Nottingham, NG1 1HF

1771 Sq. ft - First floor office space

Nottingham City Centre

1,771 sq ft
(164.53 sq m)

- £22,000 per annum plus VAT
- Service charges will apply
- Open plan offices with kitchen area
- Board/meeting room
- Well-appointed space

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Summary

Available Size	1,771 sq ft
Rent	£22,000 per annum
Rates Payable	£4.09 per sq ft
Rateable Value	£14,500
Service Charge	Service charges will apply for the upkeep of common parts and building insurance
VAT	Applicable. 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 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 Racetrack.

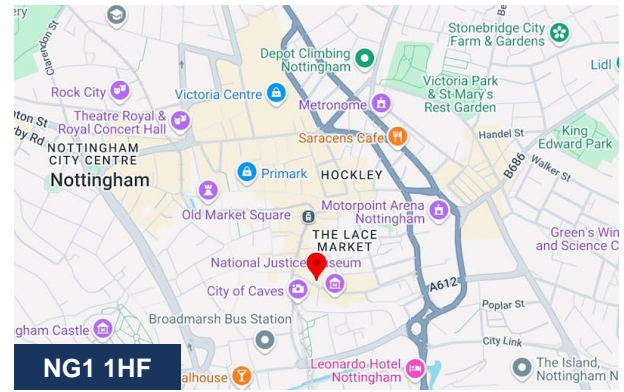
Accommodation

The accommodation comprises the following areas: 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 tiled roof.

Name	sq ft	sq m	Availability
1st - First floor office space	1,771	164.53	Available
Total	1,771	164.53	

Viewings

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



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

