



City Centre offices, 3-5 High Pavement, Nottingham, Notts, NG1 1HF

Former licensed premises to be converted to City Centre office with frontage

£40,000 rent per annum + vat

New 5-10 year lease (flexible terms)

Multiple split level areas.

Excellent City Centre location

2000 sq ft plus ancilliary space

Rent £40,000 pax

Viewing is strictly by prior appointment only via the Agents.

For viewings please contact Moores Commercial on 01664 431330 or email: office@moorescommercial.com

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 Race track.

Property Description

Ground floor and basement floor within a 4 storey property with the upper floors let as a range of different office space.

Accommodation

L-shaped office space which will be fitted to suit any incoming tenants requirements, and steps leading to further office area to the rear of the property. Circa 2000 sq foot of space plus basement ancillary and storage.

The basement level is used for the ladies and gents w/c's and access to the former catering kitchen.

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 5-10 year lease at a passing rent of £40k per annum plus vat, landlords insurance and service charge.

Rates

Interested parties are advised to seek their own advice in relation to the business rates for this property.

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

Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

City Centre parking only, season tickets are available at most of the main car parks in the City Centre.

Other

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

Contact Details

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