



High Quality City Centre Office Suites Size ranges from 2,045 sq ft to 9,423 sq.ft.

- Air-conditioned
- Panoramic City Centre views
- Open plan with ancillary board and meeting rooms
- Available by way of a flexible sub-lease

High Quality City Centre Office Suites

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Location

Friar Lane is located in the heart of Nottingham City Centre, connecting Maid Marian Way to the famous Old Market Square. The Hub sits a very short walk from numerous bus and NET connections, Nottingham Midlands Mainline Railway Station and the many leisure and retail opportunities of the City Centre.

Description

The HUB is a multi-occupied office building offering accommodation over 6 floors following a substantial extension and refurbishment. Upon entering the building a concierge welcomes employees and visitors directing them to the two passenger lifts or stair access to the upper floors. The subject accommodation is available on the 5th and 6th floor and features the following:

- Air-conditioning
- Curtain wall glazing providing stunning panoramic views of the City
- Suspended ceilings with inset lighting
- Fully carpeted
- Modern and stylish partitioning to create meeting rooms and a board room
- IT and Wifi Connectivity
- Dedicated kitchen facilities
- WC's in common areas upon each floor.
- Roof terrace to provide outside relaxation space

Accommodation (Net Internal Area)

In its current layout the property provides the following:

Description	SQ M	SQ FT
Suite 5B	189.99	2,045
Suite 5A and 6 th Floor	685.43	7,378
Total	875.42	9,423

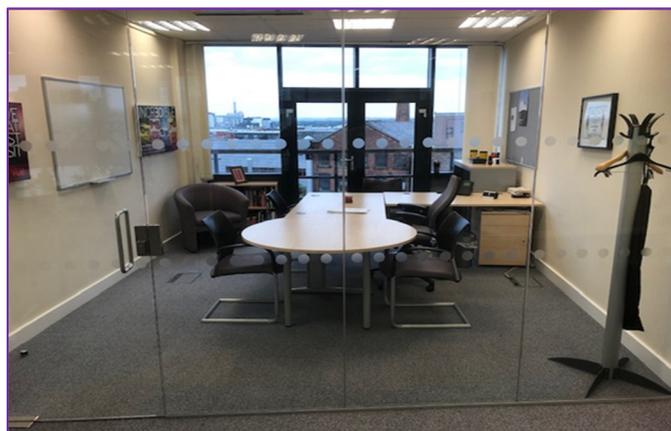
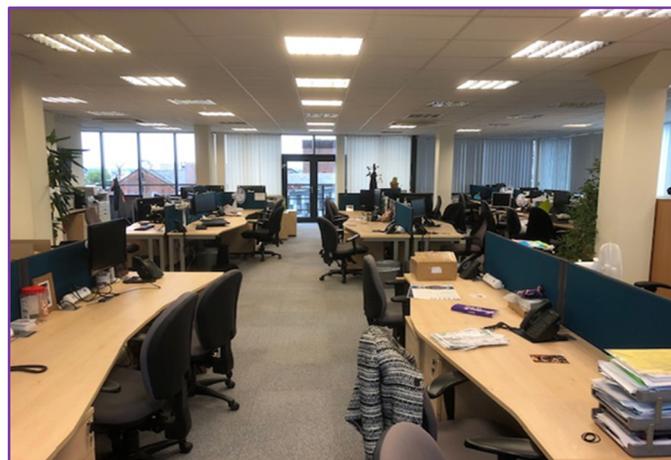
In our opinion most size requirements can be accommodated between 2,045 sq.ft. and 9,423 sq.ft.

Rateable Value

Assessed as "Offices & Premises" the accommodation is assessed across 2 valuations. A pro-rata indication of Rates Payable is available from the letting agents.

Service Charge

The landlord levies a service charge upon all tenants of the property to recover the costs of management and maintenance. Further information is available from the letting agents.



Terms and Availability

Suite 5B – expires 15th August 2022.

Suite 5A & Floor 6 – expires on 24th August 2022.

The leases are drawn up inside the Landlord & Tenant Act 1954. We would be pleased to consider sub-letting or assignment. Equally the landlord of the building is willing to consider entering a new lease with prospective tenants.

Enquiries and Information

Enquiries or request to view are to be made to:

Sean Bremner (CPP)

M: 07541 505980

E: sean@cpppartners.co.uk



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