

6 Stanford Street | Nottingham | NG1 7BQ

High Quality Refurbished Open Plan Office Suites Available in the Heart of Nottingham City Centre

221m² to 1,403m²
(2,380ft² to 15,111ft²)

- To be refurbished to a high standard throughout
- Flexible, open plan office floor plates
- Attractive period features to be retained
- Located in the heart of Nottingham City Centre
- Easily accessible by public transport/NET tram/Nottingham train station

To Be
Refurbished



TO LET



Location



Gallery



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Location



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Location

The property is located on Stanford Street in the heart of Nottingham City Centre which lies adjacent to Lister Gate, one of the main thoroughfares to the Market Square from the train station and new Broadmarsh bus station. By virtue of its location, the property also benefits from being in close proximity to plethora of shops, bars, cafés, restaurants and car parks.

Description

The property comprises the lower ground, ground, first, second, third and fourth floors of 6 Stanford Street, an imposing period property that is to be subject to a high-level refurbishment throughout. The refurbishment plans are currently being evolved, therefore providing an opportunity for any incoming tenant to potentially have influence on the level of refurbishment required. The basic specification however is understood to be as follows:

- Open plan floor plates
- LED lighting
- Exposed services
- Heating and cooling systems
- Retention of period features within the building included fluted columns and sash windows
- Brand new decoration and flooring finishes
- Brand new kitchen and WC facilities
- Refurbished entrance foyer area and communal areas throughout the building
- Lift access to all floors

To be refurbished**To be refurbished****To be refurbished**



Location



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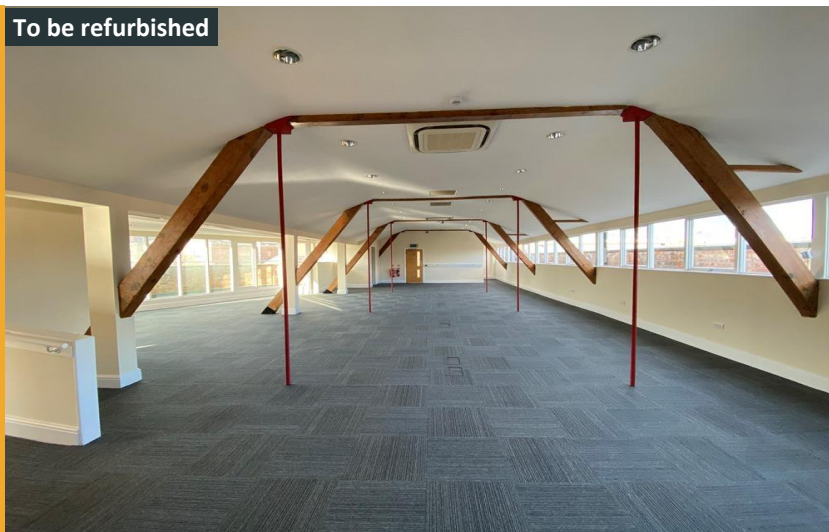
To be refurbished



To be refurbished



To be refurbished



Floor Areas

From measurements undertaken on site, we calculate the property currently has the following Net Internal Areas:

Description	m ²	ft ²
Lower Ground Floor	241	2,600
Ground Floor	234	2,526
First Floor	221	2,380
Second Floor	231	2,491
Third Floor	231	2,488
Fourth Floor	244	2,626
Total	1,403	15,111

(This information is given for guidance purposes only)

Rent

Description	Rent
Lower Ground Floor	£41,600 per annum
Ground Floor	£40,416 per annum
First Floor	£38,080 per annum
Second Floor	£39,856 per annum
Third Floor	£39,808 per annum
Fourth Floor	£42,016 per annum
Total	Rent on application



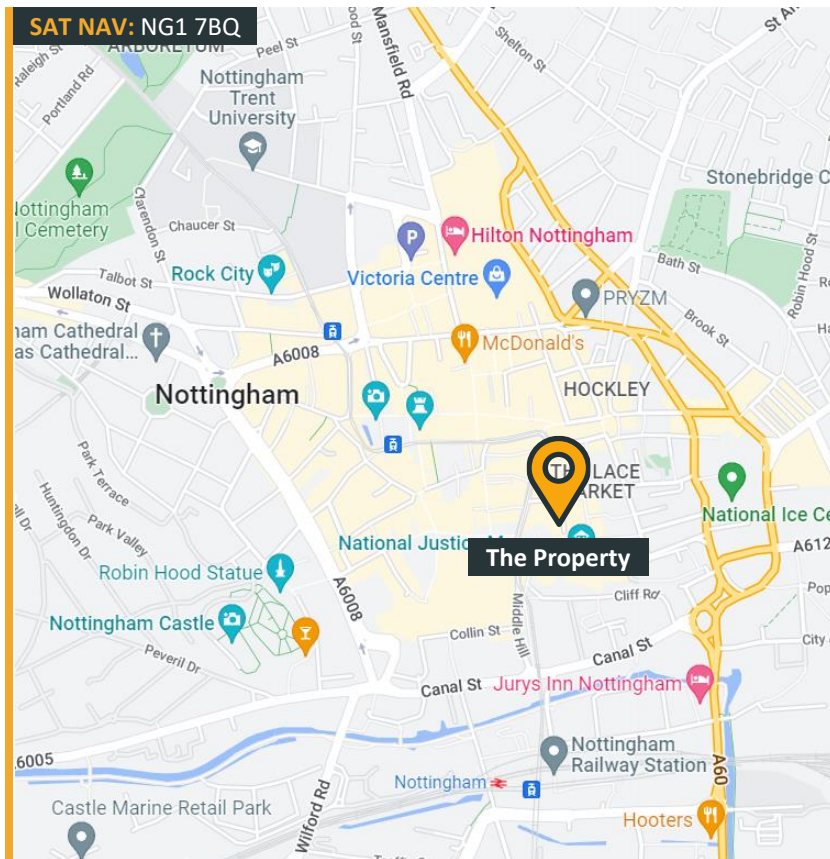
Location



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Business Rates

The business rates are to be confirmed. Guide figures are available by way of the agents.

Service Charge

A service charge will be levied to cover the cost of maintenance of the internal areas used in common and the external repair of the building. Guide figures are available by way of the agents.

EPC

The property has the following EPC Rating TBC.

VAT

VAT is applicable on the rent due at the standard rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.