

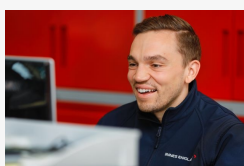


**Unit 2, Rear Of 33 Long Row, Nottingham, Nottinghamshire NG1 2DR**

## **Use Class E**

- ▶ **NIA: From 1,367 sq ft**
- ▶ **Available immediately**
- ▶ **Ready to be fitted with Tenants fit out**
- ▶ **Prominent location immediately off The Old Market Square and offering all the amenities expected from the City Centre**

For enquiries and viewings please contact:



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### Location

The property occupies a prominent position just off Nottingham's Old Market Square. The property is centrally located within Nottingham's town centre, Nottingham Trent Universities City Campus within a 5-minute walk. The Market Square is home to several well known retailers such as Coral, Starbucks, Costa and Clarks.

Due to the central locality of the building the property benefits from excellent public transport links with Market Square's NET tram stop within a 2-minute walk, there are also several bus routes running in and out of the City Centre via Angel Row. The city centre also benefits from a number of multi storey car parks such as the Victoria Shopping Centre Car Park and newly built Broadmarsh Car Park both offering contract parking.

### Description

The property is accessed via a side entrance immediately off The Old Market Square. The property is shell condition in preparation for a Tenant's fit out.

The suite currently benefits from the following specification:

- Concrete floors
- Plastered walls
- Decorated throughout
- 1 x WC's
- New timber windows and doors
- External electric security shutter

### Accommodation

|              | Sq M       | Sq Ft        |
|--------------|------------|--------------|
| Unit 2       | 127        | 1,367        |
| <b>Total</b> | <b>127</b> | <b>1,367</b> |

Measurements are provided by CAD. All parties are advised to carry out their own measurements.

### Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Service use).

Therefore, permitting uses such as an office, shop, clinics, health centre and day nurseries. Please note cafe and restaurant uses will not be permitted.

(This information is for guidance purposes only and prospective parties are advised to make their own enquiries with Nottingham City Council)

### Tenure

The property is available on terms to be agreed between both parties.

### Business Rates

To be reassessed on occupation. and indicative figure is available from the agents.

### Rent

£15,000 per annum per unit

### Service Charge

We understand a service charge is applicable. Further details are available from the agent, however we understand the estimated cost is c.£2,023.14pa for 2026 for the whole.

### VAT

VAT is applicable

### Legal Costs

Each party is to bear their own legal costs incurred.

### Viewings

Viewings are by appointment with sole agents Innes England

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