

AVAILABLE AT COMPETITIVE RENTS FROM £10 psf



2 Castle Boulevard, Nottingham, Nottinghamshire NG7 1FB

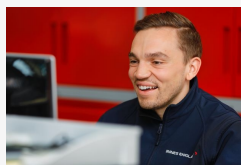
City Centre Offices

- ▶ **NIA: 1,644 sq ft to 17,811 sq ft**
- ▶ **Prominent building in an accessible location**
- ▶ **Combining period features with a contemporary fitout**
- ▶ **Within walking distance of the City Centre, bars, restaurants, retail and leisure amenities**

For enquiries and viewings please contact:



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Location

The property is prominently positioned on the corner of Maid Marian Way and Caslte Boulevard, on the south west corner of the city centre of Nottingham. Maid Marian Way forms part of the of the inner ring road system, which in turn provides efficient access out towards the surrounding areas and J24, J25 and J26 of the M1 Motorway.

The property enjoys excellent access to public transport links with several bus stops located within a 5 minute walk of the property, on Canal Street, offering routes to and from the outer conurbations of Nottingham. Nottingham's train station is also located nearby providing frequent services to the wider conurbations, as well as rail links to London and most local cities.

Description

The property comprises a multi-storey period property that consists of principally open plan office accommodation with ancillary facilities. The building has been comprehensively refurbished to include the following specification:

- LED strip lighting
- Carpet tiled flooring
- Comfort cooling and heating system
- 8 Person passenger lift

Externally, the property benefits from a rear self contained secure car park for 6 vehicles.

Accommodation

	Sq M	Sq Ft
Lower Level	336.9	3,626
Ground Floor	376.4	4,052
First Floor	257.6	2,773
Second Floor	262.5	2,826
Third Floor	268.5	2,890
Fourth Floor	152.7	1,644
Total	1,654.6	17,811

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. 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, café, shop, clinics. It is noted that the property is located in the Canal Conservation Area. The property may be suitable for alternative uses such as residential, subject to the requisite consents. (This information is for guidance purposes only and prospective parties are advised to make their own enquiries from Nottingham City Council).

Tenure

The property is available on a new lease as a whole, or on a floor by floor basis, for a term of years to be agreed. Consideration may given for the sale of the Freehold.

Business Rates

Each floor of the property is assessed individually, the rates are as follows:

Lower level rateable value 2024/2025 - £7,300

Ground floor rateable value 2024/2025 - £23,750

First floor rateable value 2024/2025 - £4,450

Second floor rateable value 2024/2025 - £2,750

Third floor rateable value 2024/2025 - £2,400

Fourth floor rateable value 2024/2025 - £1,475

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA).

Price/Rent

Available at rents from £10 psf. Further details upon application.

Alternatively, consideration may given for the sale of the freehold of the property, interested parties are advised to liaise with the marketing agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B(46)

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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