

## Detached HQ office building located close to Nottingham Train Station

16,198ft<sup>2</sup> to 38,910ft<sup>2</sup>

- Self-contained office building
- Can be taken as a whole or in two self-contained parts
- Secure car park with 84 spaces
- Available January 2025



**TO LET**



Location



Gallery



Contact

## Location

The property is located in the Island Business Quarter Development in Nottingham City Centre close to Nottingham Train Station and within a short walking distance from Nottingham's retail core and The Lace Market area of the city. The Island Quarter has become an iconic canal side destination with the recently opened Cleaver & Wake and Binks Yard restaurants, a 1,000-capacity event space and outdoor courtyard and event stage. The masterplan sees the development of a further 30 acres of hotels, residential, offices, bars and restaurants.

The property occupies a prominent position fronting the A60 (London Road) and benefits from excellent transport connectivity, being within 5 minutes walk of Nottingham Train Station, NET Tram Station and the newly developed bus interchange which also provides substantial additional contract parking. Neighbouring occupiers include BioCity, BBC Radio and the property is a short distance from nearby amenities including Cleaver & Wake, Binks Yard and Virgin Active Gym.

## The Property

The property comprises two interlinking purpose-built office buildings developed between 2004 and 2006 and is now due to be vacated in January 2025.

The accommodation comprises an attractive full height glazed entrance reception area providing access to excellent quality large open plan office floorplates with the following specification:

- Full raised floors
- Suspended ceilings with inset lighting
- Air conditioning throughout
- Personnel lifts to all floors to both cores

The accommodation is arranged over three floors accessible from two principal entrances making the building suitable for subdivision into individual self-contained properties.



## Floor Areas

Floor	Building 1*		Building 2*		TOTAL	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	504	5,423	707	7,606	1,210	13,029
First Floor	474	5,099	664	7,149	1,138	12,248
Second Floor	475	5,116	666	7,173	1,142	12,289
LGF Stores	52	560	73	784	125	1,344
<b>Total</b>	<b>1,505</b>	<b>16,198</b>	<b>2,110</b>	<b>22,712</b>	<b>3,615</b>	<b>38,910</b>



\*estimated area splits.

The building has the ability to be split vertically to provide two self-contained buildings of 16,198 sq ft and 22,712 sq ft respectively. The property has an approximate overall gross internal area of 49,196 sq ft. (This information is given for guidance purposes only)

## Car Parking

The property benefits from its own secure car park with 84 marked bays providing a higher than average parking ratio in Nottingham City Centre of 1:463 sq ft.

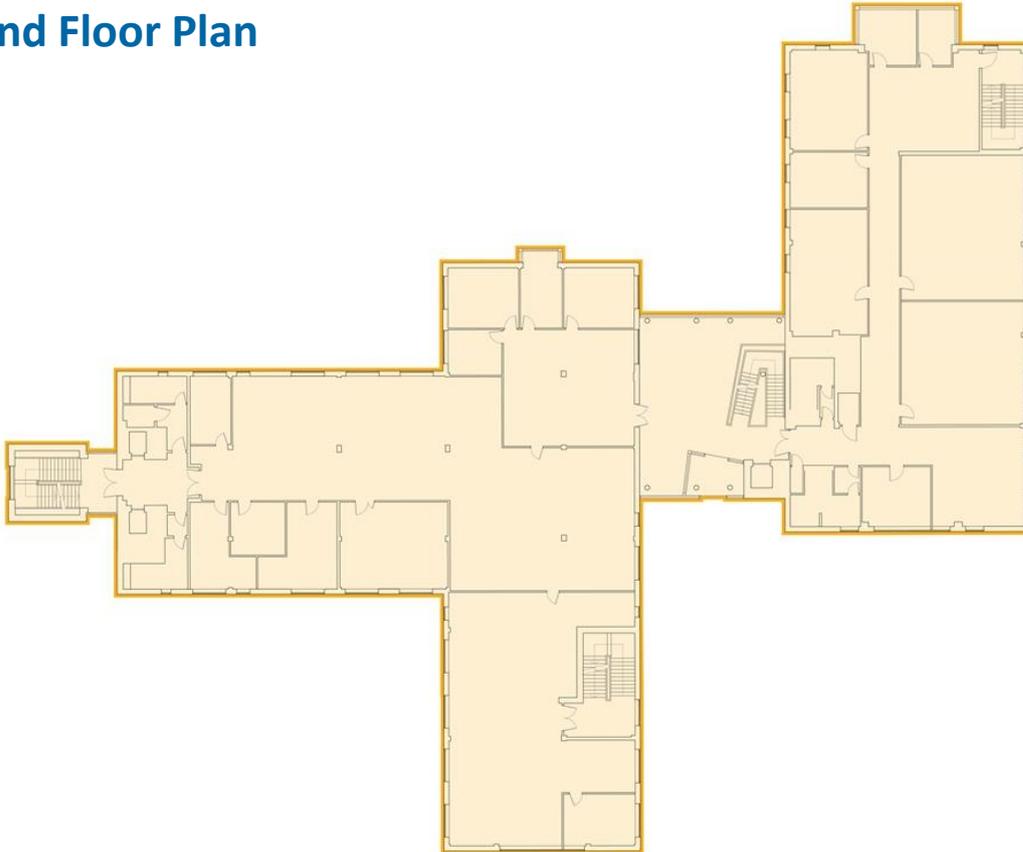
## Lease Terms

The property is available on a new lease for a term of years to be agreed.

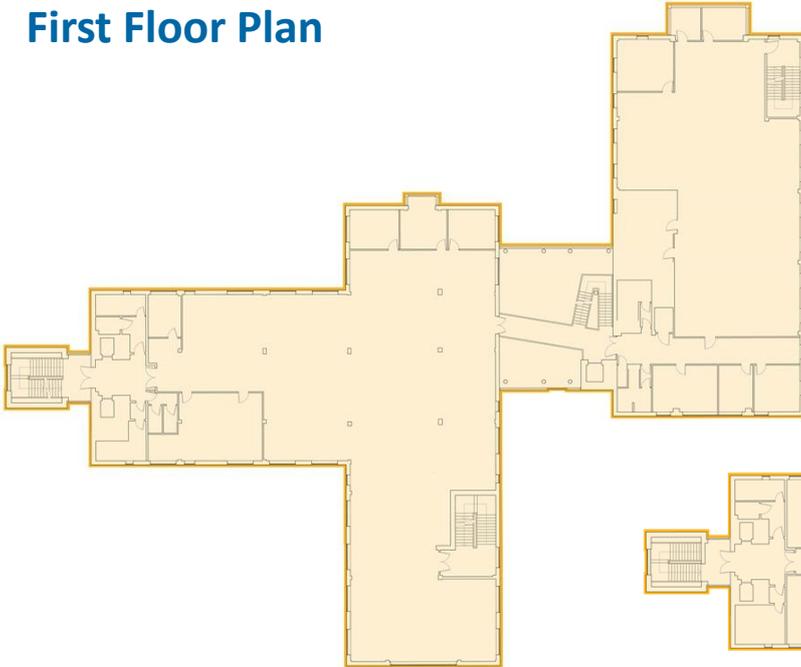
## Rent

The quoting rent is available on application.

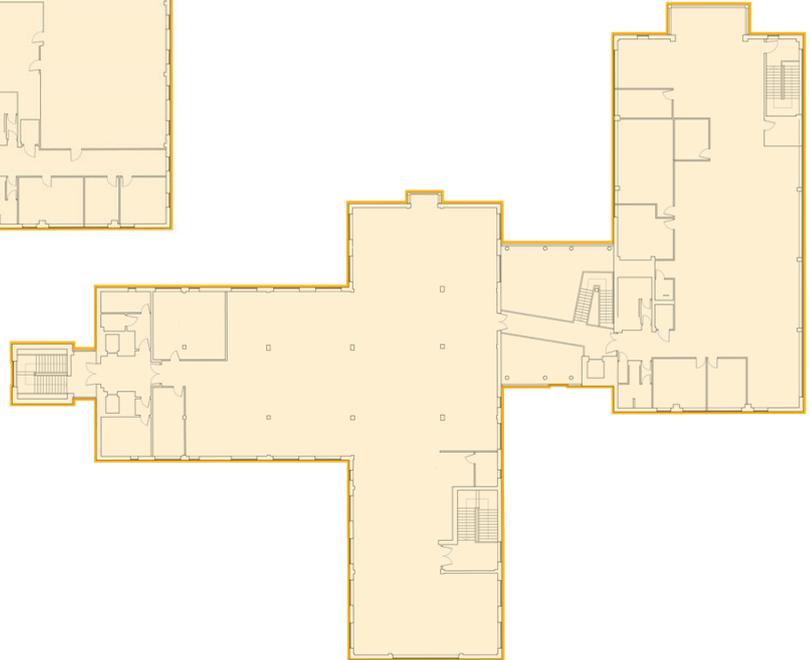
## Ground Floor Plan



## First Floor Plan



## Second Floor Plan







## Rateable Value

Rateable Value £455,000  
Approx. Rates Payable 2024/25 £248,430 per annum

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

## Services

All mains services are connected to the property.

## EPC

The properties have an EPC rating of C-68.

## VAT

VAT is applicable at the prevailing 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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