

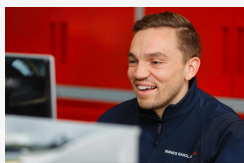


**Second Floor, The Clock Tower, Talbot Street, Nottingham, Nottinghamshire
NG1 5GG**

City Centre Offices

- **NIA: 2,590 sq ft (240.60 sq m)**
- **High quality open plan office within a period building**
- **Prominent City Centre location, providing ready access to retail and leisure amenities**
- **Excellent transport links with NET tram and bus routes nearby**

For enquiries and viewings please contact:



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Location

The Clock Tower is situated in a prominent position on Talbot Street. The accommodation is well located providing easy access into the City Centre being within a c.7 minute walk of the Old Market Square. The property enjoys excellent road communications, with Talbot Street providing direct access to both Alfرتون Road and Derby Road which in turn leads to one of Nottingham's principle ring road's.

The property is well served by public transport links with the Royal Centre NET tram stop being within a c.3 minute walk. A bus stop is also directly to the front of the Clock Tower building.

Description

The property comprises of a second floor office suite within The Clock Tower, a multi-occupied period office building. The suite has undergone a high quality refurbishment which provides the following specification:

- Suspended ceilings with integrated LED lighting
- Heating and cooling system
- Passenger lift access
- Kitchenette and WC facilities
- Carpet flooring throughout

Accommodation

	Sq M	Sq Ft
Total	240.6	2,590

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement 2nd 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 Services use). Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The property is available on a new lease, terms to be agreed between the parties.

Business Rates

From information taken from the Valuation Office Agency (VOA) website has the following assessments:

2nd Floor Current Rateable value: £29,750
Indicative Rates Payable 2023/2024: c. £14,845.25

(This information is given for guidance purposes only and all interested parties are advised to make their own enquiries with the VOA)

Rent

£41,000 per annum.

Service Charge

A service charge is levied to cover the costs of the maintenance and upkeep of the common areas of the building. Guide figures can be obtained from the agent.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The suite has an EPC rating of C-59

Viewings

Viewings are by appointment with Innes England or our joint agent FHP.

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