

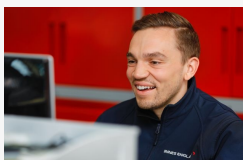


**2nd & 3rd Floor, Poynt South, 118 Upper Parliament Street, Nottingham,
Nottinghamshire NG1 6LF**

2nd & 3rd Floor Offices

- **NIA: 2,133 - 4,421 sq ft**
- **Modern open plan offices within a period building**
- **Available for immediate occupation**
- **Prominent City Centre location, providing access to retail and leisure amenities**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

Poynt South occupies a prominent position on Upper Parliament Street (A6008) within the heart of Nottingham City Centre, providing ready access to retail and leisure amenities. Upper Parliament Street is one of the main entry points for the City Centre leading from Maid Marion Way (A6008)/Wollaton Street (A610). Further east, the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 Motorway c. 5.4 miles north west. Great public transport links also serve the property with the NET tram network, Broadmarsh bus station and Nottingham railway station all within easy walking distance.

Description

Poynt South comprises a high quality period office building arranged over three upper floors overlooking Upper Parliament Street. The property retains many of its original features but has been sensitively updated to provide modern open plan self-contained office accommodation benefitting from the following:

- Suspended strip lighting
- Comfort cooling / perimeter trunking
- Carpet covered floors
- Dedicated kitchenettes and WC's
- Passenger Lift / video intercom system
- Ample natural light

Accommodation

	Sq M	Sq Ft
Second Floor	198.2	2,133
Third Floor	212.6	2,288
Total	410.7	4,421

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 Services use).

Making the premises suitable for uses such as an office, clinics, health centres, a gym, retail and day nurseries.

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

Tenure

The floors are available as a whole or separately by way of a new lease for a term of years to be agreed. The ground floor retail element of the property of 2,537 sq ft plus basement of 2,100 sq ft is also available to let, further details are available from the agents.

Please note, additional car parking of up to 50 spaces can be made available at an extra cost. Details for which are available from the agents.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property to have the following assessments:

2nd Floor Rateable Value: £28,000 (Rates Payable: c. £12,096 pa)

3rd Floor Rateable Value: £31,250 (Rates Payable: c. £13,500 pa)

All parties are advised to make their own enquiries with the VOA.

Rent

£10 per sq ft

Service Charge

A service charge will be levied to contribute towards the upkeep, cleaning and maintenance of the exterior and common areas of the property etc. A guide is available from the Agents upon request.

VAT

VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises is assessed as a whole and has a rating of C-61.

Viewings

Viewings are by appointment with sole agents Innes England

Information Pack

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