

Attractive self-contained offices with stunning views over the south of the city

130m²
(1,395ft²)

- Beautiful character office building
- Stunning views over the south of the city
- Central location adjacent to Nottingham Contemporary and surrounded by a plethora of amenities
- Excellent nearby transport links including NET tram stop, bus routes and Nottingham Train Station
- Well-presented office space with a fitted meeting room area on the fourth floor
- Self-contained building



**FOR SALE /
TO LET**



Location



Gallery



Video



Contact



Location

The property lies just off High Pavement leading onto Weekday Cross positioned south of Nottingham City Centre. Heritage Mews is centrally located within the Lace Market area known as Nottingham's Creative Quarter, with stunning office buildings showcasing period features throughout.

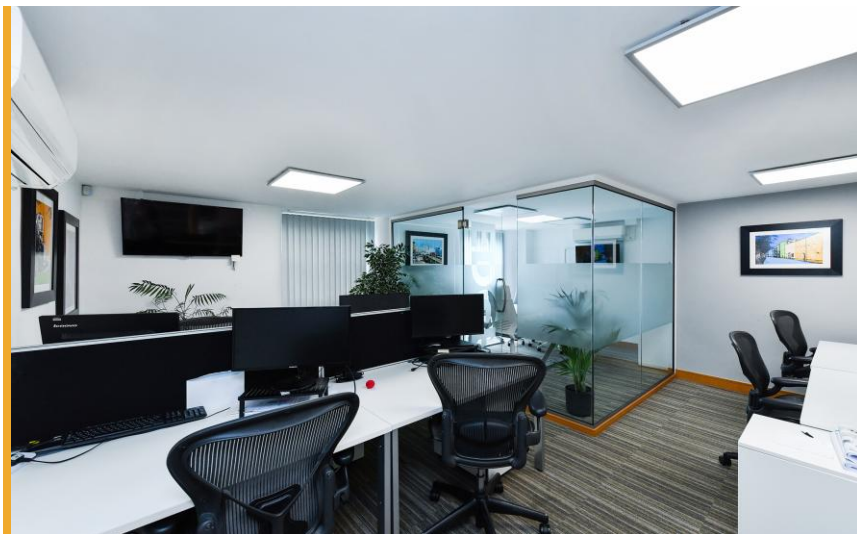
The Lace Market is a popular office destination given its access to amenities such as independent cafes, bars, restaurants and gyms. The property benefits from being within walking distance of excellent transport links including the NET tram route, bus routes and Nottingham Train Station, as well as being in close proximity to Nottingham's retail core and several public car parks.

Description

The property provides a self-contained office building with accommodation arranged over four floors with secure gated access and incorporates features such as full height windows providing stunning views over the south of Nottingham. The specification of the office includes:

- Fitted meeting room area on the fourth floor
- Cat 5 cabling throughout
- WC and shower facilities
- LED lighting
- Secure gated access
- Kitchenette on each floor
- Carpet tiles throughout
- Partitioning in part
- Small outside area to the rear





Floor Areas

From measurements undertaken on site, we calculate the property has the following Net Internal Area (NIA):

130m² (1,395ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Local Rating Authority:	Nottingham City Council
Suite 2 Rateable Value from 1st April 2023:	£7,800
Suite 3 Rateable Value from 1st April 2023:	£8,100

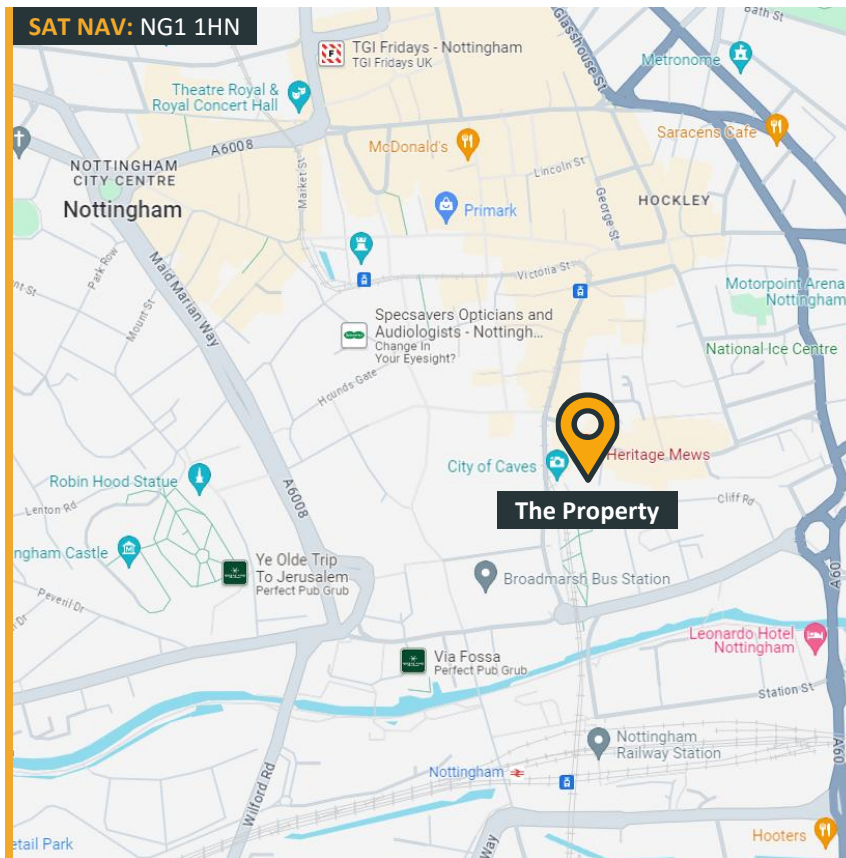
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

EPC

A copy of the EPC is available from the agent upon request.

VAT

VAT is not applicable to the rent or purchase price.



Rent

A new lease is available by negotiation at a rent of:

£30,000 per annum

with the **first year's rent at £15,000 per annum.**

Service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

Sale Price

The property is held on a separate long leasehold with approximately 999 years remaining at a peppercorn. We are quoting a price of:

£300,000

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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