

119 – 121 Canal Street  
Nottingham | NG1 7HB

## Highly Prominent City Centre Office / Training / Showroom Premises

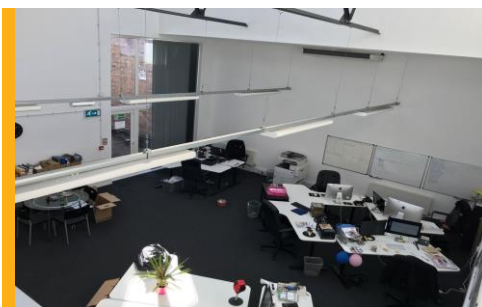
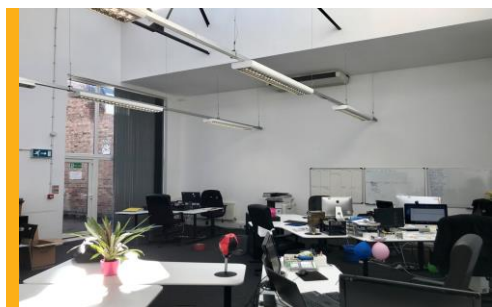
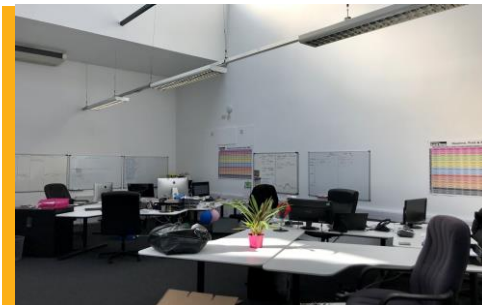
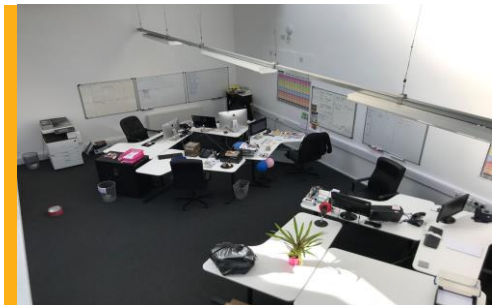
248m<sup>2</sup> (2,671ft<sup>2</sup>)



- Well appointed throughout
- Car parking for up to eight cars
- Prominence onto Canal Street
- Located in the creative quarter
- Close to the train station and tram terminus

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**To Let**



## The Property

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The property comprises a two storey self contained office building which has previously been used for showroom and training facilities. The property is due to be vacated in the Summer, at which point it would be redecorated throughout by the existing tenants and will provide excellent quality modern accommodation.

The property benefits from a mixture of client facing and open plan office areas as well as meeting rooms at the upper floor level.

There are five car parking spaces at the front of the property with additional space to the side of the building for three cars.

## Location

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The property is located in a prominent position on Canal Street, one of the main routes into the City Centre close to many amenities provided by the City Centre and also the main Nottingham Train Station and tram terminus which is located less than five minutes walk away.

248m<sup>2</sup> (2,671ft<sup>2</sup>)



## Accommodation

We understand the property has the following floor areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	140	1,512
Mezzanine	28	297
First Floor	80	862
<b>Total</b>	<b>248</b>	<b>2,671</b>

(This information is given for guidance purposes only)

## Business Rates

From enquires of Nottingham City Council we understand the following:

<b>Rateable Value:</b>	<b>£15,500</b>
<b>Rates Payable 2016/17:</b>	<b>£7,704 per annum</b>

## Rent

The property is available on a new lease at a quoting rent of:

**£27,500 per annum**  
**(Twenty Seven Thousand Five Hundred Pounds)**

## VAT

We are awaiting confirmation as to the VAT status of the building.

## EPC

The property has an EPC Rating of G-296.



**SAT NAV: NG1 7HB**

**119 – 121 Canal Street**

**For further information or to arrange to view please contact:**

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**Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG**

**13/12/2019**

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