
Spaniel Row

Nottingham | NG1 6EP

Modern self-contained office premises located in the heart of Nottingham City Centre

265m² (2,853ft²)



- Suitable for a variety of uses (STP)
- Currently completed to shell and core spec
- Ready for bespoke tenant fit out
- Excellent city centre location
- Car parking available by separate negotiation



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To Let



Property

The property comprises a modern, self-contained three storey building currently finished to a shell and core specification ready for a bespoke tenant fit out.

One of the buildings most striking feature is its tinted glass curtain walling, flooding the building with excellent natural light.

The property would be perfect for a variety of uses, subject to planning.

Location

The property is located on Spaniel Row, just off Maid Marian Way, one of the main thoroughfares through Nottingham City Centre giving excellent access to both north and southbound directions.

The property is within close proximity to The Old Market Square, with a plethora of shops, bars, restaurants, hotels and also public transport links such as the NET Tram system within walking distance.



Accommodation

We understand that the building has the following Net Internal Area (NIA):

265m² (2,853ft²)

(This information is given for guidance purposes only).

Rent

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

Service Charge

There is a service charge payable on the building. Further information is available from the agents.

Car Parking

There is car parking available adjacent to the building by way of separate negotiation.

VAT

It is understood that VAT will be applicable to the rent and any other relevant payments due.

SAT NAV: NG1 6EP

The Property

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