

3 Hope Drive | The Park | Nottingham | NG7 1DL

Great quality office suites available on short term flexible leases in close proximity to the city centre

21.27m² to 79m²
(229ft² to 850ft²)

- Multi let building
- Flexible terms available
- Prestigious location
- Gas central heating and 24/7 access
- Short tenancy agreements available
- Available immediately
- All inclusive rent
- No VAT on the rent



TO LET



Location



Gallery



Video



Contact



Location

Hope Drive is located within the prestigious Nottingham Park Estate and within easy walking distance of the City Centre and major transport links. The property is within easy walking distance to Nottingham Railway Station, the Broad Marsh Bus Terminus and Shopping Centre, the NET Tram terminus, the Law Courts and Nottingham Castle.

Description

The original building has been extensively renovated and enhanced to provide a thoroughly modernised interior whilst retaining its character. Built around a part cobbled courtyard, the innovative design, and beautiful Period features makes this a great place to work. The property provides the following specification:

- Open plan space
- 24/7 access
- Kitchen and WC facilities
- Great natural light
- Trunking throughout each office
- Gas central heating
- Strip lighting / carpet tiles
- Individual locks on each suite
- Great levels of natural light and ventilation through windows

Suite F07



Suite G03



Suite G03





Floor Areas & Rent

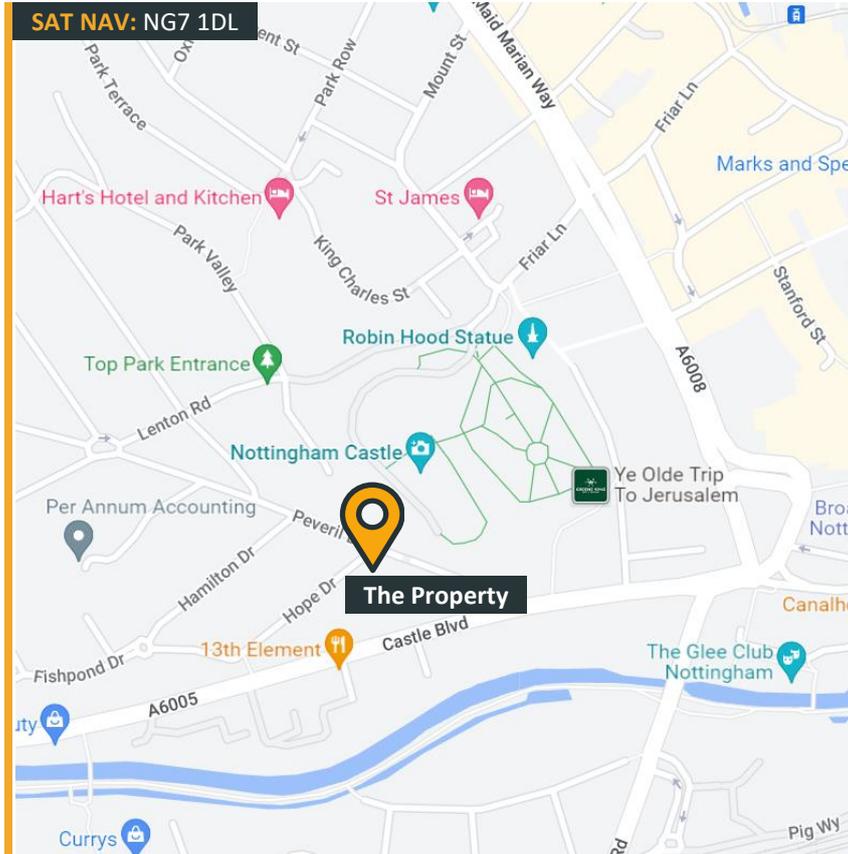
We understand the available office suites have the following net internal areas:

Suite	m ²	ft ²	Rent
F01	59.00	634	£1,321 pcm £15,850 per annum
F04	32.50	350	£729.16 pcm £8,750 per annum
F05	31.03	334	£695.83 pcm £8,350 per annum
F06	28.00	300	£625.00 pcm £7,500 per annum
F07	79.00	850	£1,770.83 pcm £21,250 per annum
G03	21.27	229	£477.08 pcm £5,725 per annum

(This information is given for guidance purposes only)

Lease Terms

The suites are available on short term license agreements contracted outside the Landlord and Tenant Act 1954 on an all-inclusive basis which includes the rent, service charge, annual insurance premium and utilities. Broadband and telephone costs are excluded.



Car Parking

Car parking is NOT available, however there is both metred and contract car parking available in the immediate vicinity.

VAT

We understand that VAT is NOT applicable on the rent.

Business Rates

Guide figures are available upon request.

EPC

The EPC is available upon request.

Further Information

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

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Please click here to read our "Property Misdescriptions Act". E&OE.