

BUSINESS SPACE OPPORTUNITY

Westminster Buildings, Theatre Square, Nottingham NG1 6LG



RENT!

PROMINENT PERIOD OFFICES WITHIN THE HEART OF NOTTINGHAM CITY CENTRE

- Various suites available from 507 sq ft up to 598 sq ft
- Immediately adjacent to the Theatre Royal and above Starbucks
- All new suites have been fully refurbished throughout

**FROM
£5,000
PER ANNUM
EXCLUSIVE**

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

Location:

Westminster Buildings are located at the junction of the popular city centre location of Upper Parliament Street and Wollaton Street directly adjacent to Nottingham's Theatre Royal.

This high profile and well known building is home to many recognised companies including Starbucks, Melton Mowbray Building Society and the Cash Shop.

The office would be ideal for a small or start up business as it offers a friendly but professional working environment in a first class city centre location.

Accommodation:

The accommodation comprises self-contained refurbished office suites located within a well-managed and maintained multi-let office building.

All of the suites have their own front door with some benefiting from interconnecting doors to create large works spaces.

Each floor benefits from a shared kitchen, WC's and there are shower facilities within the building.

Business Rates:

Small Business Rates relief available which provides a discount of up to 100%!

EPC:

E - 106

Rent:

Suite Number	Size	Rent
43-45	598 sq ft	£5,500 PA +VAT
54-56	507 sq ft	£5,000 PA +VAT
57-58 (Available 7 Feb 2020)	507 sq ft	£5,000 PA +VAT

Service Charge:

A service charge is levied in addition to the rent:-

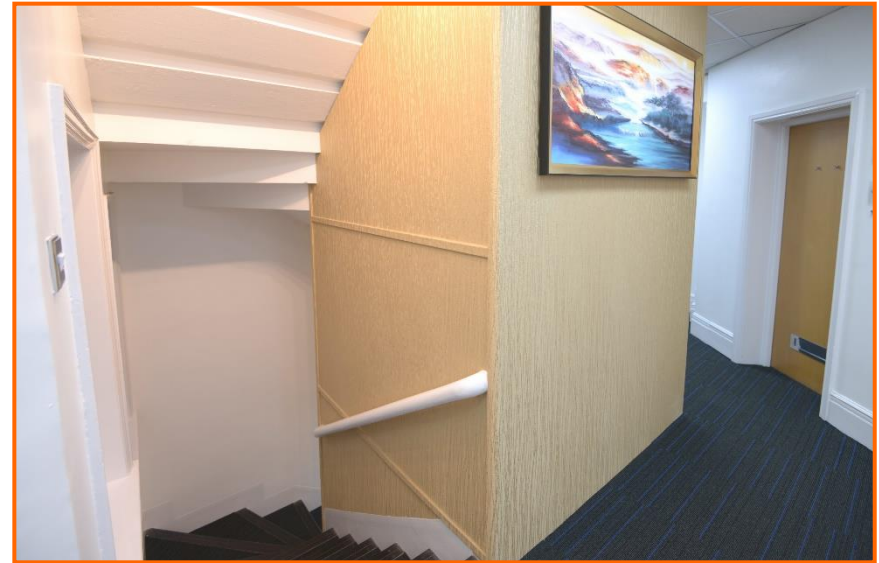
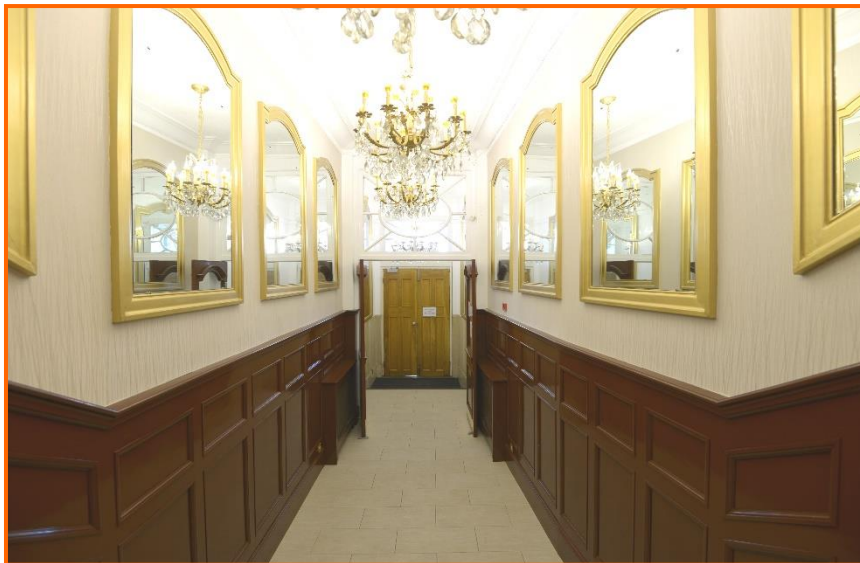
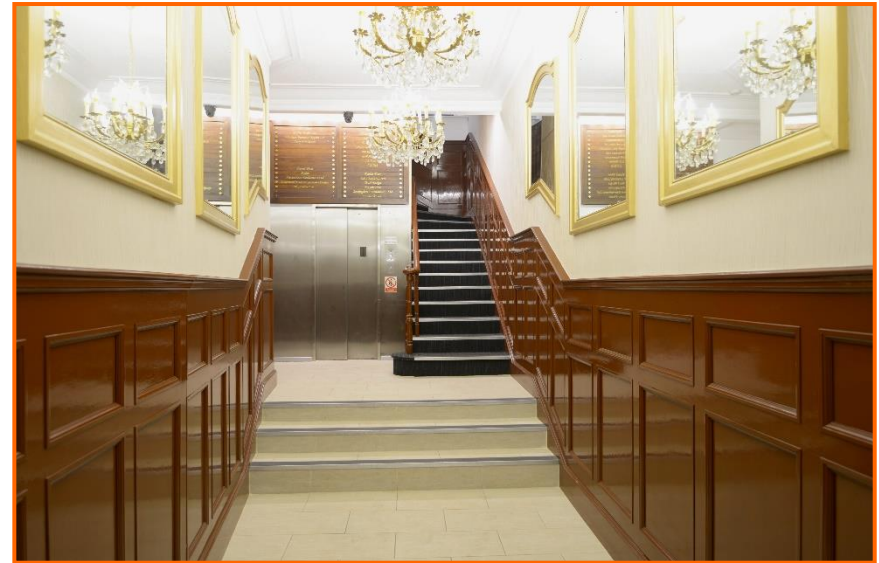
Suite Number	Service Charge
43-45	£2,950 PA +VAT
54-56	£2,600 PA +VAT
57-58 (Available 7 Feb 2020)	£2,600 PA +VAT

The above includes insurance, building insurance, cleaning and maintenance of the common areas along with heating to the individual suites.

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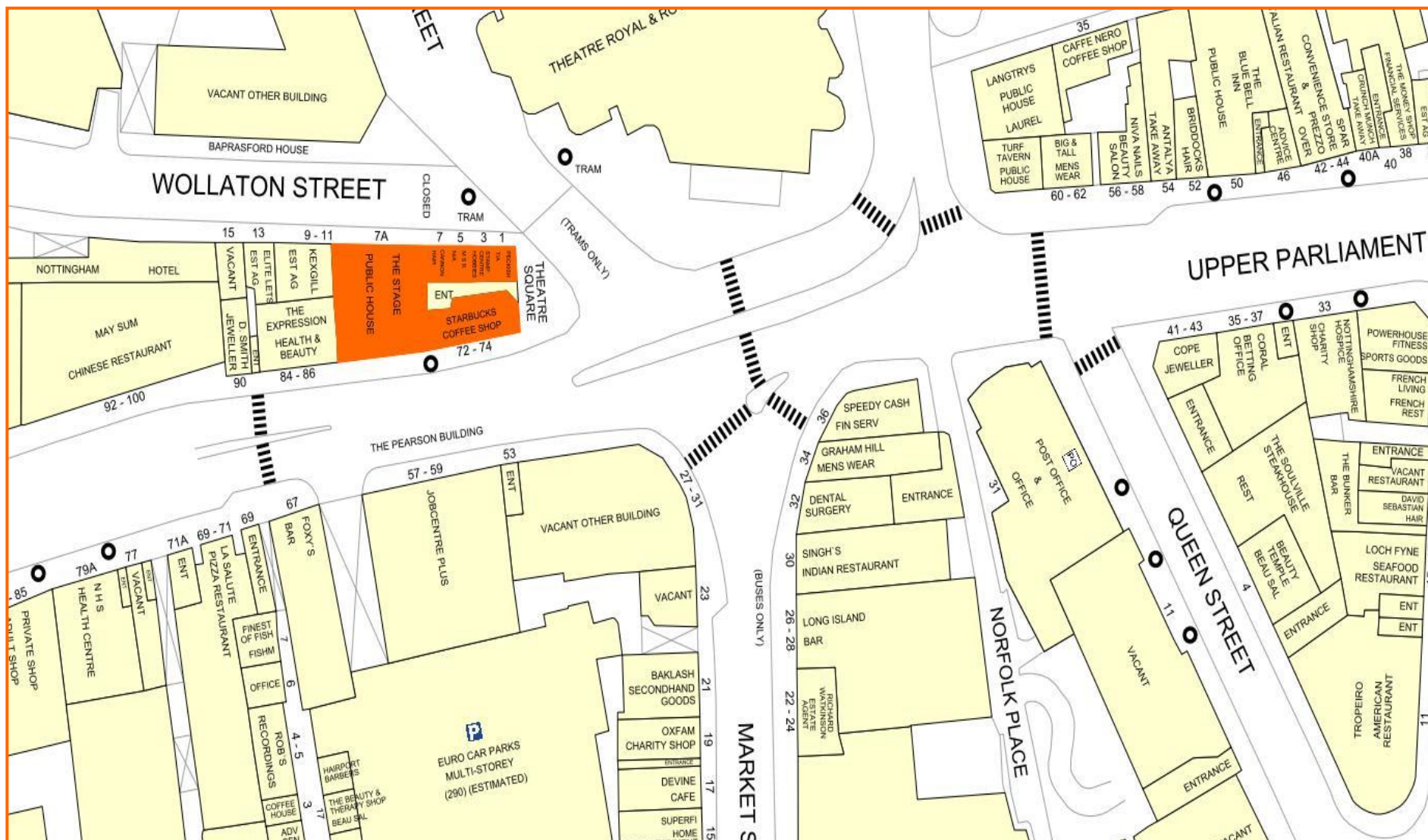
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.