

TO LET

CITY CENTRE OFFICES FRIAR HOUSE

15A FRIAR LANE, NOTTINGHAM, NG1 6DA



Key Highlights

- Prime NG1 location, equidistant between Old Market Square and Maid Marian Way.
- Fully refurbished open plan floor plates.
- Self contained.
- Excellent ceiling heights.
- Fitted out to tenant's specification.

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Nottingham

The City of Nottingham lies at the heart of the UK and is regarded as the commercial and administrative hub of the East Midlands.

With an economy worth an estimated £12.1 billion, Nottingham is served by a substantial diversified workforce, with over 15 million people living within a 50 mile radius of the centre, covering an extensive area running south towards Loughborough and west towards Derby. Mansfield is to the north and Newark on Trent and Grantham to the north east and east.

The City attracts a number of international corporations with over 50 Regional and National headquarters based in the City.

Nottingham is home to numerous large companies including Alliance Boots, Experian, E.ON UK, Gala Group, Siemens, Speedo, Vision Express, Games Workshop and Capital One.

Location

Located in the centre of the UK 125 miles north of London, Nottingham is served by three junctions of the M1 motorway (24 - 26).

The City is directly linked to the Midland Mainline (London St Pancras 1 hour 45 minutes), Nottingham East Midlands Airport provides direct flights to 90 international destinations and the City's modern tram system carries an estimated 9.5 million passengers every year and has a stop within 100 yards of the premises.



Situation

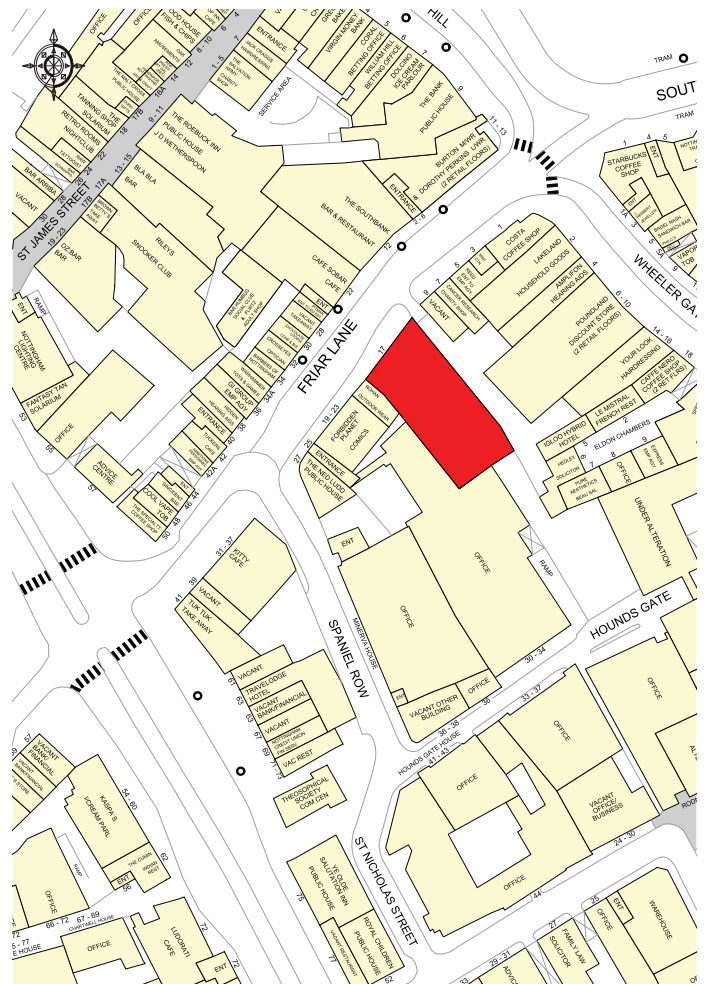
The property is located in the heart of Nottingham's City Centre, a short distance from Old Market Square which is an attractive focal point, holding a number of high profile events throughout the year.

It occupies a prominent position fronting Friar Lane, a popular and established location for restaurant operators with nearby occupiers including Dorothy Perkins/Burton, Costa, Starbucks, Cafe Nero, and Marks & Spencer

In addition the popular Chapel Quarter leisure development is within a short walking distance, as is the Victoria Centre and the upcoming re-development of the Broadmarsh Centre by Intu.

Description

The property comprises fully refurbished offices arranged over second and third floors, being self contained and with direct access off Friar Lane, configured as two open plan floor plates with excellent ceiling heights and natural light to four elevations.



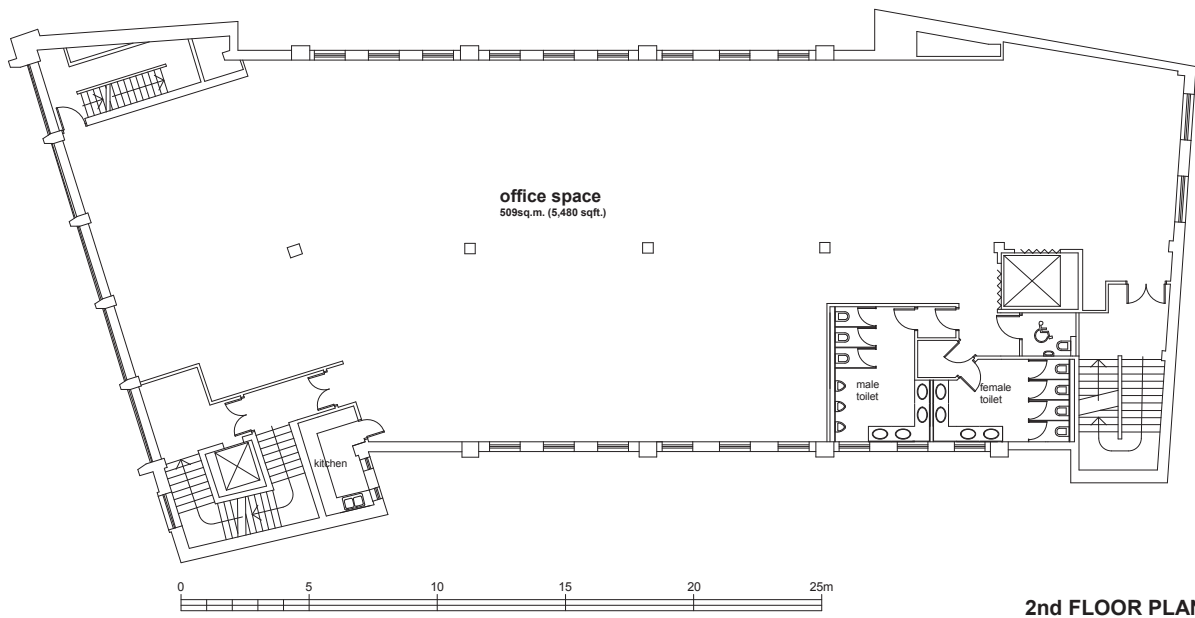
Accommodation

FLOOR AREA	SQ FT	SQ M
2nd Floor	5,480	509
3rd Floor	5,480	509

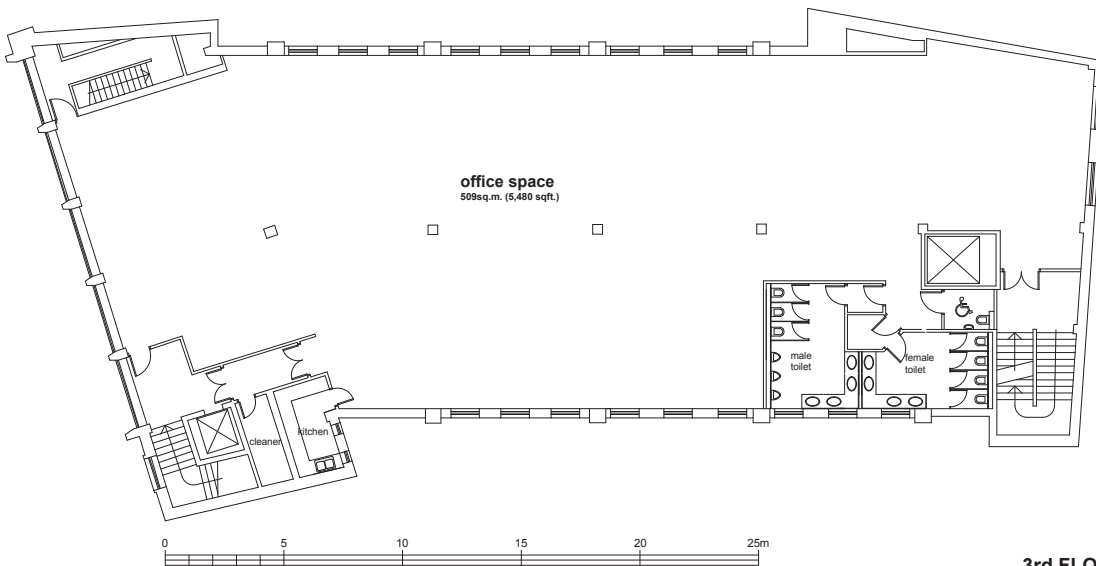
Specification

The accommodation is currently being refurbished to include:

- Fully accessed raised floors.
- Hot/cold air conditioning to be completed to the incoming tenant's specification.
- Open plan offices.
- Suspended ceilings and lighting to be completed to the incoming tenant's specification.
- Fully carpeted to be completed to the incoming tenant's specification.
- Fully fitted kitchens and WCs to both floors.
- Passenger lift
- Video entry system.
- Feature lobby area.
- DDA compliant.



2nd FLOOR PLAN



3rd FLOOR PLAN



Examples of a tenant fitout





Terms

The property is offered on flexible new full repairing and insuring terms.

Rent

£14.50 per sq ft exclusive.

VAT

VAT will be applicable to this transaction.

EPC

The property has an Energy Performance Rating of B.

Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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