



**Fenchurch House, King Street, Nottingham, Nottinghamshire NG1 2AS**

## **Offices**

- ▶ **NIA 2,759-13,795 sq ft (256.3-1,281.5 sq m)**
- ▶ **Central location, just off Market Square**
- ▶ **Excellent public transport links**
- ▶ **Incentives available**

For enquiries and viewings please contact:



**Craig Straw**  
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### Location

The property is centrally situated fronting King Street, located just off Market Square and Upper Parliament in Nottingham City Centre.

The location is well served by public transport with a number of major bus routes in close proximity. Nottingham main line railway station is approximately a 10 minute walk away and the Nottingham Express Transit terminus is in immediate proximity.

### Description

Fenchurch House is a multi-tenanted building with 6 floors office accommodation above ground and basement retail units.

The entrance to the property is accessed by a communal lobby providing both lift and stair access to all the floors.

The office accommodation is predominantly open plan and benefits from the following specification:

Open plan suites, benefiting from good natural light  
Carpeting throughout  
Suspended ceilings  
Cat II lighting  
Perimeter trunking  
Kitchen and WC facilities within the demised areas

### Accommodation

	Sq M	Sq Ft
2nd Floor	256.3	2,759
3rd Floor	256.3	2,759
4th Floor	256.3	2,759
5th Floor	256.3	2,759
6th Floor	256.3	2,759
<b>Total</b>	<b>1,281.6</b>	<b>13,795</b>

Measurements have been provided by the Client and are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

We have made verbal enquires to Nottingham City Council who advise that the premises have current planning consent for use as Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

### Tenure

The suites are available independently or together on effectively full repairing and insuring lease terms for a number of years to be agreed.

### Business Rates

From information taken from the Valuation Office Agency (VOA) website, the property is currently assessed as follows (effective from 01.04.17):

Rateable Value:

2nd Floor - £17,000

3rd Floor - £25,750

4th Floor - £25,000

5th Floor - £24,500

6th Floor - £24,500

### Rent

Rent upon application.

### Service Charge

The ingoing tenant will contribute towards the service charge to recover the annual costs of running the building including external repairs, lift maintenance, cleaning of common parts etc.

### VAT

All sums quoted are exclusive of VAT if applicable.

### Legal Costs

The Lessee will be responsible for our client's reasonable legal costs incurred in the transaction.

### Viewings

Viewings are by appointment with Innes England - Laura Jardine tel: 07738 219899 or Ross Whiting tel: 07921 948501 or our joint agent Lambert Smith Hampton tel: 0115 9501414

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