

TO LET



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:



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MAKE A GREAT DECISION

TO LET

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
Total	1,281.6	13,795

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

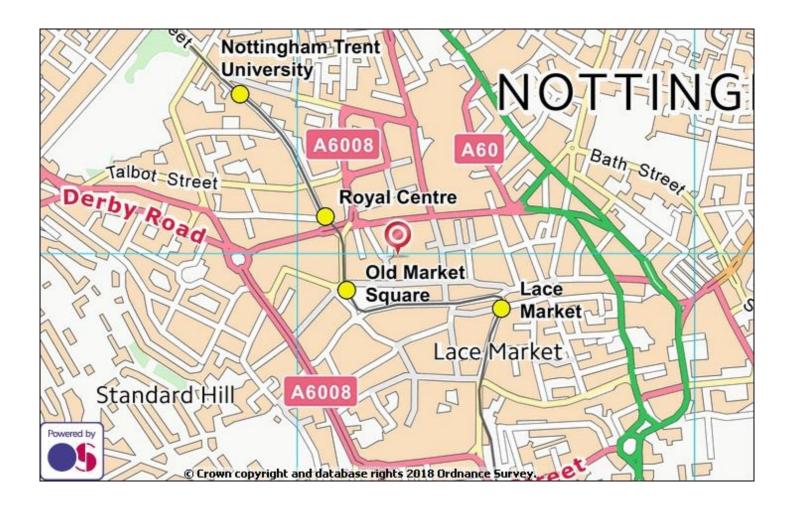
Viewings are by appointment with Innes England - Laura Jardine tel: 07738 219899 or Ross Whiting tel: 07921 948501 or our joint agent Lambert Smith Hampton tel: 0115 9501414

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