



**Suites A & B, King Edward Court, King Edward Street, Nottingham,
Nottinghamshire NG1 1EW**

Offices

- ▶ **Suites from 2,498 - 5,946 sq ft (232.1 - 552.4 sq m)**
- ▶ **Prominent building in a prime City Centre location**
- ▶ **Recently refurbished throughout to a Grade A specification**
- ▶ **On site car parking for 8 vehicles**

For enquiries and viewings please contact:



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Location

The subject property forms part of King Edward Court which comprises a purpose built office development constructed approximately 25 years ago.

It lies immediately east of the Victoria shopping centre, within easy reach of the usual amenities and facilities conferred with a central location. The immediate area accommodates a broad variety of occupiers including retail, leisure, hotels, offices and educational facilities.

Being within the City Centre the property is well served by public transport links which are all within easy walking distance, including Nottingham Railway Station and the NET tram.

Description

The property is within a courtyard style development of traditional brick with pitched tile covered roofs over.

The open plan accommodation benefits from the following:-

- Suspended ceilings with recessed LED lighting
- Solid floors with perimeter trunking
- Heating and comfort cooling system
- Unisex tiled wc's on each level
- Tea points including fridge and dishwasher
- Passenger lift
- Double glazed windows throughout
- External CCTV
- Cycle and motorcycle covered parking

Both suites benefit from parking within a secure courtyard. Suite A has car parking for 5 vehicles and Suite B has car parking for 3 vehicles.

Accommodation

	Sq M	Sq Ft
Suite A	320.3	3,448
Suite B	232.1	2,498
Total	552.4	5,946

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

Nottingham City Council advise that the premises have a current planning consent for use as Class B1 (Business) under the Use Classes Order 1987 and its subsequent amends. Alternative uses may be permitted although interested parties are advised to make their own enquiries of Nottingham City Council on 0115 9155555.

Tenure

The suites are available on a new lease, terms to be agreed.

Business Rates

Suite A:

Rateable Value - £31,250

Indicative Rates Payable 2018/19 - £15,000 pa

Suite B:

Rateable Value - £23,500

Indicative Rates Payable 2018/19 - £11,280 pa

Both suites are categorised as "Office and Premises".

Interested parties are advised to make their own enquiries of the Valuation Office Agency.

Rent

Upon application.

Service Charge

A service charge will be payable in respect of the upkeep, security and maintenance of the building and common parts of the property.

A full breakdown of the items included is available upon request.

VAT

All sums quoted are exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and will be provided in due course.

Viewings

Viewings are by appointment with Innes England Tel. 0115 9243243 or our joint agent Jonathan Gilbert of Hartnell Taylor Cook, Tel. 07770 576918.

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Photo of similar suite within the building



Photo of similar suite within the building



