

# BUSINESS SPACE OPPORTUNITY

Westminster Buildings, Theatre Square, Nottingham NG1 6LG



## RENT!

FROM  
**£2,500**  
PER ANNUM  
EXCLUSIVE

### PROMINENT PERIOD OFFICES WITHIN THE HEART OF NOTTINGHAM CITY CENTRE

- Suites available from 241 sq ft up to 598 sq ft
- Immediately adjacent to the Theatre Royal and above Starbucks
- All new suites have been fully refurbished throughout

#### 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.

#### Rent:

Suite Number	Size	Rent
19	241 sq ft	£2,500 PA + VAT
24	218 sq ft	£2,500 PA + VAT
43-45	598 sq ft	£5,500 PA + VAT

#### Business Rates:

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

#### Service Charge:

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

Suite Number	Service Charge
19	£1,187.28 PA + VAT
24	£1,072.20 PA + VAT
43-45	£2,946.96 PA + VAT

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

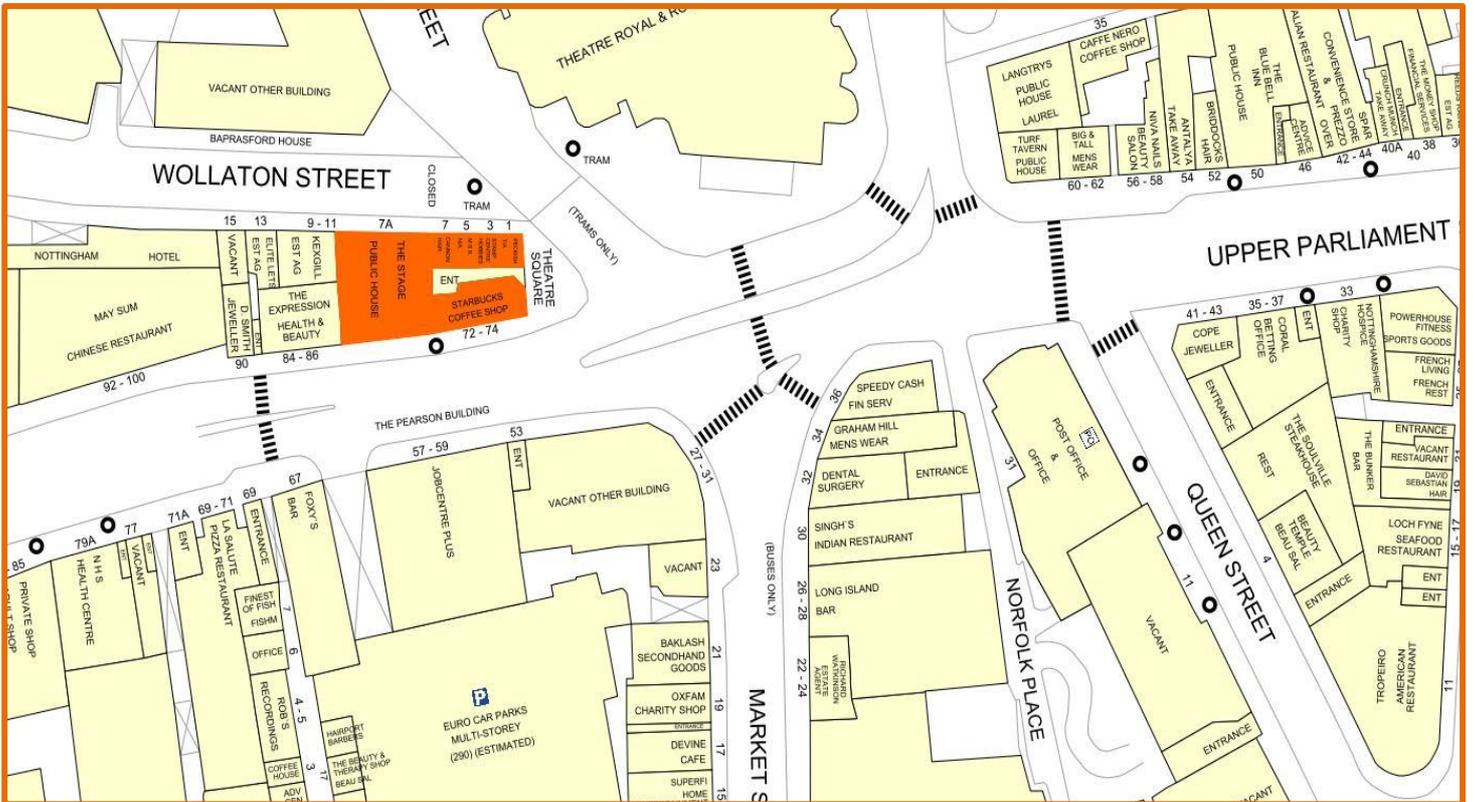
#### EPC:

E - 106

**Interested? Contact Will Torr on 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

**0115 950 6611**

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