



**Foxhall Business Centre, 2 King Street, Nottingham, Nottinghamshire NG1 2AS**

## **Serviced Offices**

- ▶ **Stunning City Centre refurbished offices**
- ▶ **Range of suite sizes from 174 sq ft (16 sq m) plus**
- ▶ **All inclusive or traditional rent and lease terms**
- ▶ **Available immediately at competitive rents**

For enquiries and viewings please contact:



**Ross Whiting**  
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### Location

2 King Street is a unique and impressive property, holding a prominent position on the corner of King Street and Smithy Row, on the Market Square.

This central location means that not only is this a very visible and striking building, with a well recognised and prestigious address but it also benefits from easy access to the City's retail, restaurant, leisure and hotel offers as well as being within close proximity to excellent public transport links, with a tram stop within 50m, the train station within 600m and a number of multi storey car parks within walking distance.

### Description

The Foxhall Business Centre brand is an established well recognised serviced office provider with 3 centres in Nottingham.

2 King Street has been purchased and comprehensively refurbished to provide stylish and modern reception and office accommodation of a range of sizes, which can tailored to suit a multitude of businesses.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	232.2	2,500

A range of suites are available from 174 sq ft (16 sq m).

Additional information is available from the Agents upon request.

The central location enables parking to be accommodated within the surrounding multi-storey and off street parking facilities.

### Planning

We have made enquiries of Nottingham City Council who advise that the premises have a current planning consent for use as Class B1 (offices), under the Use Classes Order 1987. Alternative uses may be permitted, although interested parties are advised to make their own enquiries of the planning authority on 0115 915 5555.

### Tenure

Suites are available for occupation immediately and are available on flexible or longer terms, tailored to suit the needs of the individual. License or lease agreements are available upon request.

Alternatively virtual office packages are available to include business address, call handling, message and mail forwarding etc.

### Price

Rent on application.

### VAT

All sums quoted exclusive of VAT if applicable.

### EPC

Available upon request.

### Viewings

For further information, please call the sales team at Foxhall Business Centre quoting Innes England as a reference or contact Ross Whiting of Innes England.

Date Produced: 11-Jun-2018





