



TO LET

Two Ground Floor Office Suites Available Individually or Combined

7 THE ROPEWALK
NOTTINGHAM
NG1 5DU

- Suite 1: 614 ft² (57 m²)
- Suite 2: 286 ft² (10.75 m²)
- Shared Reception & Kitchen: 250 ft² (23 m²)
- Set within the established Professional Quarter
- Prominent Period Office with Forecourt Parking



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North Muskham Prebend, Church Street, Southwell, Notts, NG25 0HQ

SITUATION

Prominent feature period office within the established Professional quarter of Nottingham City Centre.

The property offers ease of access to the City Centre’s established retail, restaurant and cultural facilities as well as ease of access to the arterial road network and public transport links.

DESCRIPTION

The two office suites are on the ground floor within a highly prominent office where the upper floor accommodation is occupied by Austin Moore & Partners Solicitors.

The offices are in a prestigious setting with the benefit of forecourt parking.

The offices may be let individually or combined.

The entrance and reception will be shared with Austin Moore & Partners Solicitors, the ground floor kitchen and toilet accommodation will be principally for the use of the ground floor office suites.

Our clients are looking to welcome businesses that are complimentary to Austin Moore & Partners Solicitors.

ACCOMMODATION

Shared Reception & Kitchen	23 m²	250 ft²
SUITE 1:		
Office Suite	57 m²	614 ft²
2 Parking Spaces		
SUITE 2:		
Office Suite	10.75 m²	286 ft²
1 Parking Space		
TOTAL	90.75 m²	1,150 ft²

The main features of 7 The Ropewalk are:

- Gas fired central heating
- Building Alarm System
- Forecourt Parking
- Keypad Entry System

RENT

The rent will be inclusive of electric consumption, gas fired heating for the building, water and cleaning but is exclusive of Business Rates.

Suite 1: £17,500 p.a.x.

Suite 2: £8,750 p.a.x.

Individual tenants will be required to set up their own data. For further information please contact Mathias Perry.

LEASE

Available on a new three year lease contracted out of the Landlord and Tenant Act with provision for a rolling tenant only break on four months notice commencing from the first anniversary of the lease onwards.

Alternative lease structures may be available on request.

PLANNING

The property falls within Class E (Commercial, Business and Services) of the Town & Country Planning Use Classes Order 2020.

OUTGOINGS

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the accommodation is described as office and premises with the following assessment:

	SUITE 1:	SUITE 2:
Rateable Value	£9,600	£4,800

Small Business Rates Relief may be available.

We have not made any enquiries as to whether any transitional arrangements exist and potential interested parties must make their own enquiries.

LEGAL COSTS

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

VAT

We understand the property has been registered for VAT and therefore VAT will be payable on the rent and other services provided.

EPC

The Energy Performance Certificate for the whole building is available on request and the Energy Rating is E (120).

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

PLANS AND PHOTOGRAPHS

Plans outlining the location of the property together with photographs are for illustrative purposes only.

VIEWING

For further information or to arrange a viewing please contact Mathias Perry, 01636 815808.

