
11 St Peters Gate
Nottingham | NG1 2JF

Stylishly Refurbished City Centre Offices

From 804 sq ft to 3,529 sq ft



- Attractive period building
- Ideal central location
- Opposite Marks & Spencer and adjacent to the Flying Horse Walk Arcade
- Surrounded by City Centre transport links and amenities
- Available as a whole or floor by floor



To Let



The Property

Due to undergo a stylish refurbishment, the property offers a well located office property with open plan floor plates. The property benefits from two separate entrances on St Peters Gate and as such would suite multiple occupiers or a single occupier.

The refurbishment will incorporate modern fittings out while maintaining the features of the building, such as it's high ceilings, sash windows and original stripped timber floors.

Further detail on the proposed refurbishment specification is available from the agents.

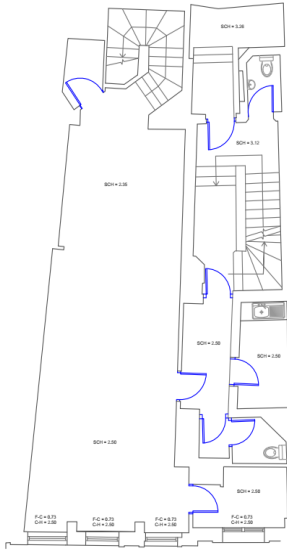
Location

St Peters Gate is set off the main retail core of Nottingham City Centre, a short walk from the NET terminus and the Train Station. Various car parks are also within easy walking distance.

Accommodation

Description	m ²	ft ²
Ground Floor	79	850
First Floor	75	804
Second Floor	75	804
Third Floor	75	804
Basement Stores	25	267
Total	328	3,529

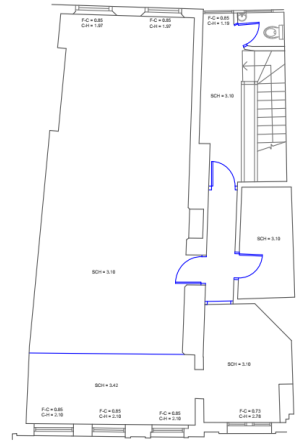
Indicative floor plans



- FIRST FLOOR -



- SECOND FLOOR -



-THIRD FLOOR-

Lease

The offices are available on a new lease for a term of years to be agreed.

Rent

The individual floors are available at a rent inclusive of service charge at:-

Ground Floor and Basement - POA

First Floor - £16,000 p.a.

Second Floor - **£16,000 p.a.**

Third Floor - £16,000 p.a.

The whole building is available on a new lease with the rent available on application.

VAT

VAT is applicable at the prevailing rate.

Business Rates

The business rates are to be assessed. A guide as to the rates payable is available from the agents.

Floor Plans

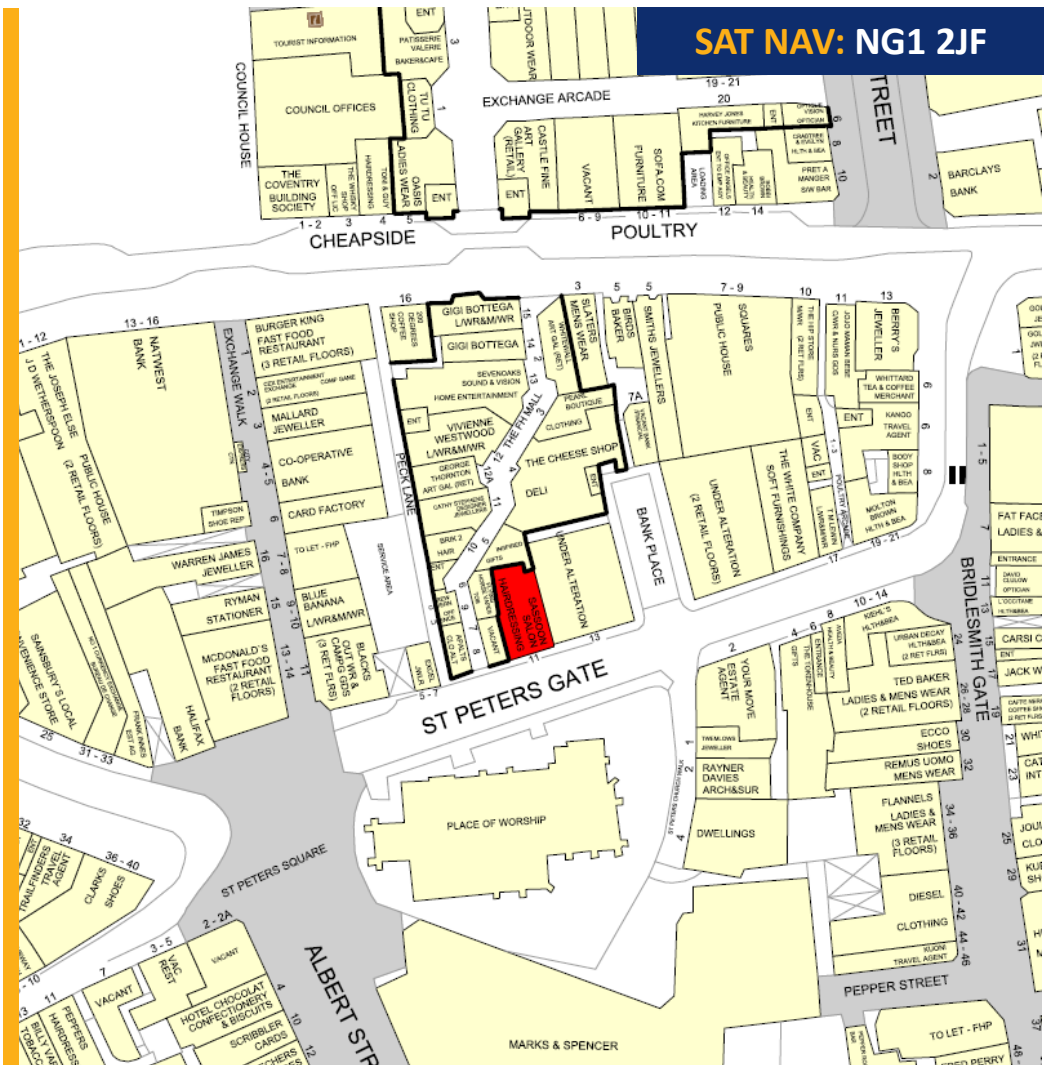
A full pack of floor plans is available from the agents upon request.

EPC

A copy of the EPC is available upon request.

Legal Costs

Both parties to be responsible for their own legal costs.



For further information or to arrange to view please contact:

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