

# Second Floor, Granby House

44 – 50 Friar Lane, Nottingham, NG1 6DQ

High Quality Office Suite, in a characterful building

162 sq m (1,741 sq ft)

## TO LET

- Prominent city centre position
- High quality finish throughout
- Open plan layout
- Fully air conditioned
- LED lighting
- Passenger lift
- Intruder & fire alarm
- Good levels of natural daylight



NEW LEASE AVAILABLE



NG Chartered Surveyors

Holland House | 43 Loughborough Rd | West Bridgford | Nottingham | NG2 7LA





## LOCATION

Granby House is situated within the heart of Nottingham city centre, occupying a prominent position at the junction of Maid Marian Way which forms part of the inner-city ring road and Friar Lane running directly into the Market Square.

## DESCRIPTION

The premises comprise a self-contained second floor suite forming part of Granby House, a professionally managed office building.

The suite consists of a mixture of open plan together with private offices and benefits from the following specification:-

- Newly fitted kitchen
- Suspended ceiling with recessed LED lighting
- Air conditioned
- High quality kitchen and WCs
- Intruder and fire alarms
- Professionally managed
- Passenger lift
- Two meeting rooms

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

**Second floor offices: 162 sq m (1,741 sq ft)**

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 86 falling within Band D.

## TOWN AND COUNTRY PLANNING

The property has an established consent for use as offices falling within Class B1(a) of the Town & Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

Charging Authority:	Nottingham
Description:	Offices and premises
Rateable Value:	£14,000
Period:	2020/21

## RENT

**£24,500 per annum.**

## TENURE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE

Approximately £1,600 plus VAT per annum.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

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

## SUBJECT TO CONTRACT

Viewing by prior  
appointment only

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