

# BUSINESS SPACE OPPORTUNITY

The Hub, Friar Lane, Nottingham NG1 6DQ



## RENT!

FROM  
**£12,000**  
PER ANNUM

### HIGH QUALITY SELF CONTAINED OFFICE SUITES IN LANDMARK CITY CENTRE BUILDING

- Suite 3A – 88 sq m (947 sq ft), Suite 3B – 99 sq m (1,065 sq ft)
- Air conditioned suites
- Central Nottingham location just off the Old Market Square

#### Location:

The Hub is located in the heart of Nottingham city centre on Friar Lane.

The location is close to the main Market Square and all city centre amenities, and the Market Square NET tram stop.

#### Description:

The self-contained office suites benefit from a staffed reception and concierge, air conditioning, high quality feature kitchenette, WC facilities and passenger lift.

#### Accommodation:

High quality office accommodation comprising the following:-

SUITE NUMBER	Sq M	Sq Ft
Suite 3A	88 sq m	947 sq ft
Suite 3B	99 sq m	1,065 sq ft

#### Rent:

The suites are available to rent at a level of:-

SUITE NUMBER	RENT
Suite 3A	£12,000 PA Exclusive
Suite 3B	£13,500 PA Exclusive

#### Service Charge:

A service charge is payable in relation to the upkeep of common areas and insurance.

#### Rates:

Please contact the letting agents for the individual rating assessments for each suite.

#### VAT:

Vat is applicable.

#### EPC:

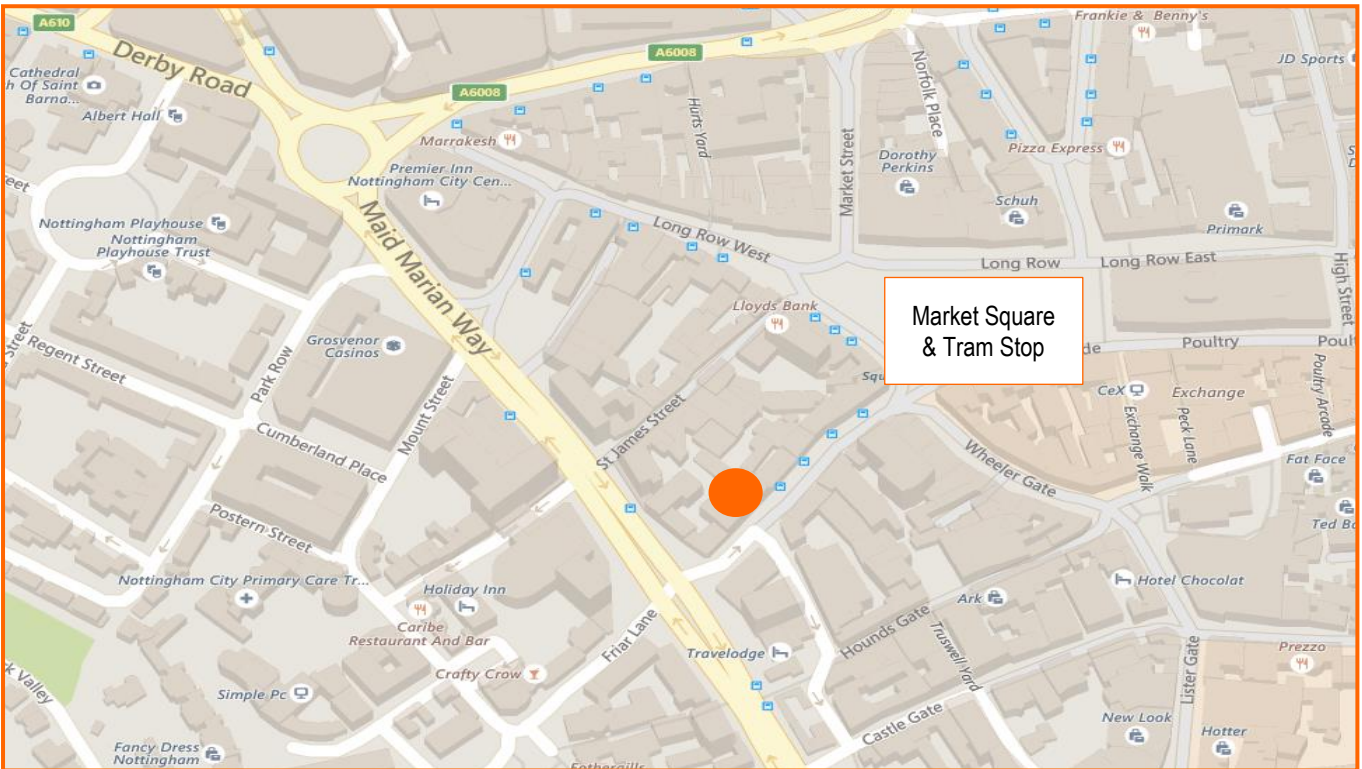
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**Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## Common areas and typical suite views



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.