

CITY CENTRE OFFICE SUITES

The Hub, Friar Lane, Nottingham NG1 6DQ



RENT! SELF CONTAINED OFFICE SUITES AVAILABLE IN REFURBISHED LANDMARK CITY CENTRE BUILDING

- Suite 1C – 134 sq m (1,442 sq ft)
- Suite 2A – 88 sq m (947 sq ft)
- Suite 4B – 98 sq m (1,065 sq ft)
- Air conditioned, open plan suites
- Central Nottingham location just off the Market Square



FROM
£14,000
PER ANNUM

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 open plan office suites benefit from a staffed reception and concierge, air conditioning and dual passenger lift access.

ACCOMMODATION:

High quality office accommodation comprising the following:-

Suite No.	Floor	Size Sq M	Size Sq Ft
1C	First	134.00	1,442
2A	Second	88.00	947
4B	Fourth	98.94	1,065

RENT:

The suites are available to lease at a rental of:-

Suite No.	Rent (Per Annum)
1C	£21,500
2A	£14,000
4B	£15,750

A service charge is payable.

RATES:

Suite No.	Rateable Value
1C	£14,750
2A	£10,000
4B	To be assessed

This is not the amount payable. Both rateable values are below £15,000 therefore an occupier may be able to claim small business rates relief on some or all of the liability - <https://www.gov.uk/calculate-your-business-rates>

VAT:

Vat is applicable in addition to the rent and service charge.

EPC:

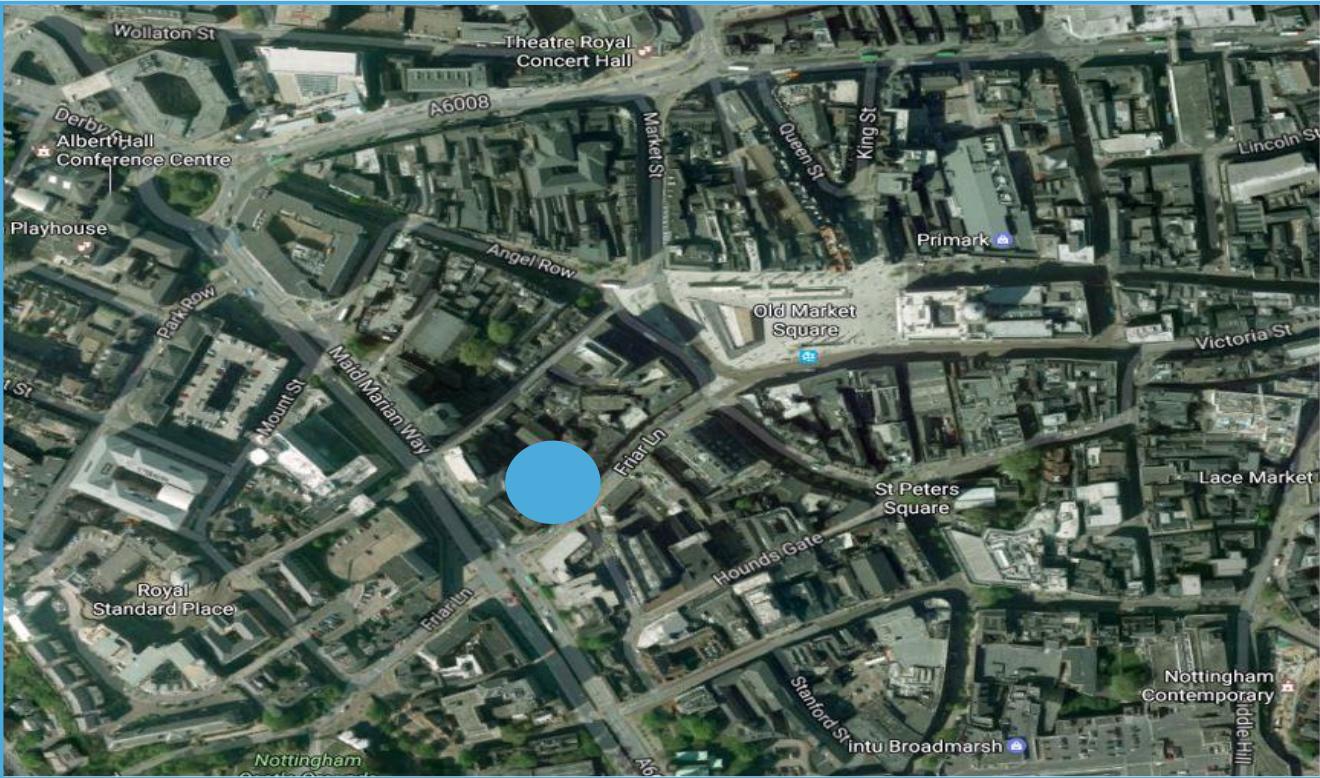
C – 71

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk
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Common areas and Suite 1C and 2A Views



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

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.