

- Within Student Accommodation Block
- Close to City Centre and main leisure circuits
- Suitable for Leisure or Retail uses



LOCATION

The property is located within Hockley, one of the main leisure circles within Nottingham City Centre. It is an 11-minute walk (0.5 miles) from Nottingham Trent University. Nottingham Train Station is within walking distance (0.6 miles). It benefits from frontage onto Hockley and Cranbrook Street.

The unit occupies the ground and basement levels of a new eight storey student accommodation building.

ACCOMMODATION

The unit provides the following approximate gross internal floor area:

Basement	2,001 sq ft	185.9 sq m
Ground Floor	4,384 sq ft	407.3 sq m
Total	6,385 sq ft	593.2 sq m

USE

Subject to change of use, the unit is suitable for a variety of uses within Class A1/A3/A4 or D2.

TENURE

Available by way of 15-year lease on terms to be agreed.

SERVICE CHARGE

Service charge details are available on request.

RATES

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request

CONTACT US

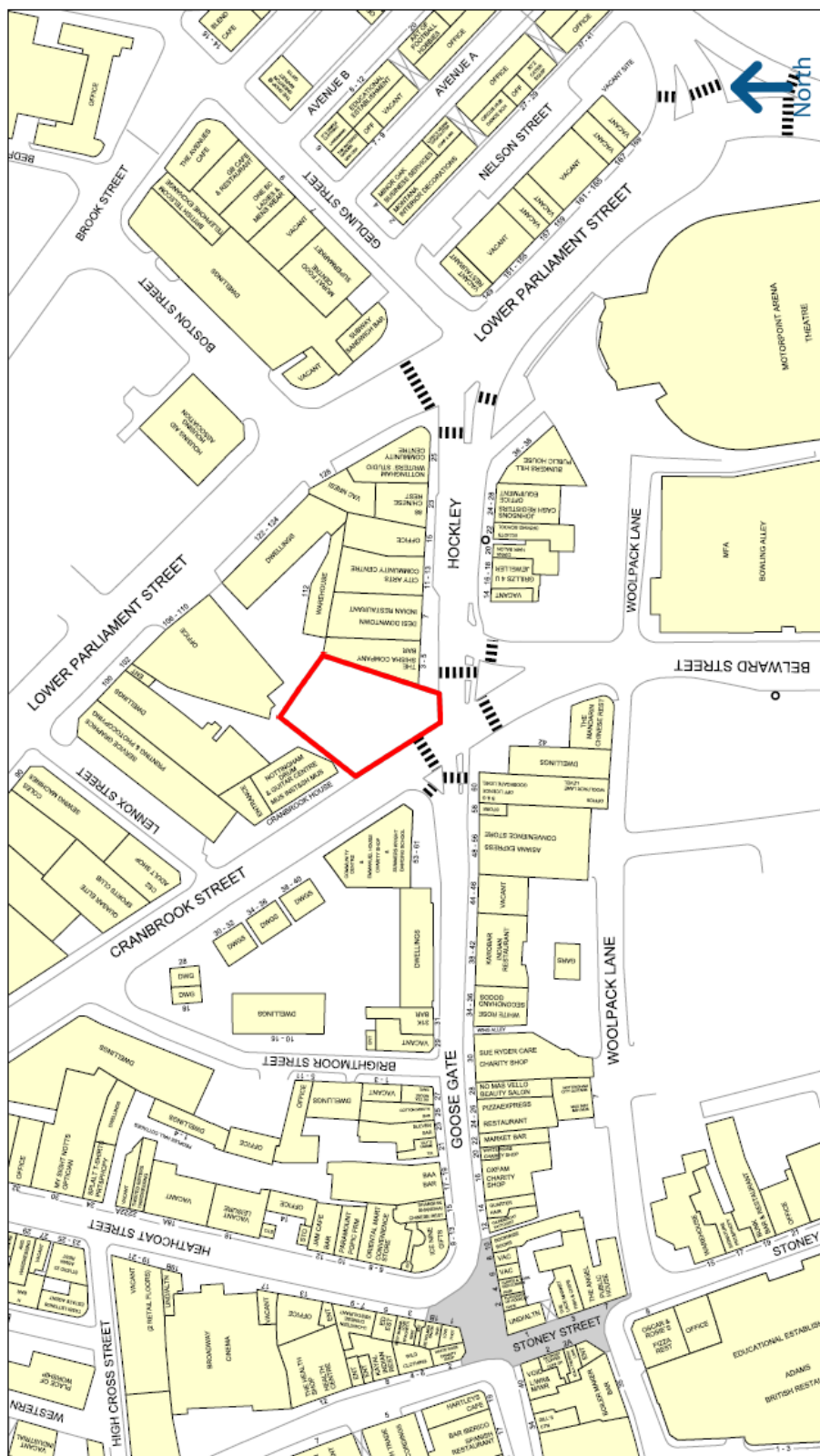
All appointments to view must be arranged via sole agents Colliers International, through:

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