

TO LET

On the instructions of Henry Boot Plc
UNIT 3, THE AXIS, NOTTINGHAM, NG1 6LF

heb
chartered surveyors

**Pudney
Shuttleworth**
RETAIL & LEISURE PROPERTY CONSULTANTS



ESTABLISHED A3 PITCH

A3 UNIT

- A superb A3 unit in an award winning development
- Excellent location on established A3 pitch
- Ground Floor 5,709 sq ft, Mezzanine 1,631 sq ft
- Rent £110,000pa
- Immediately Available

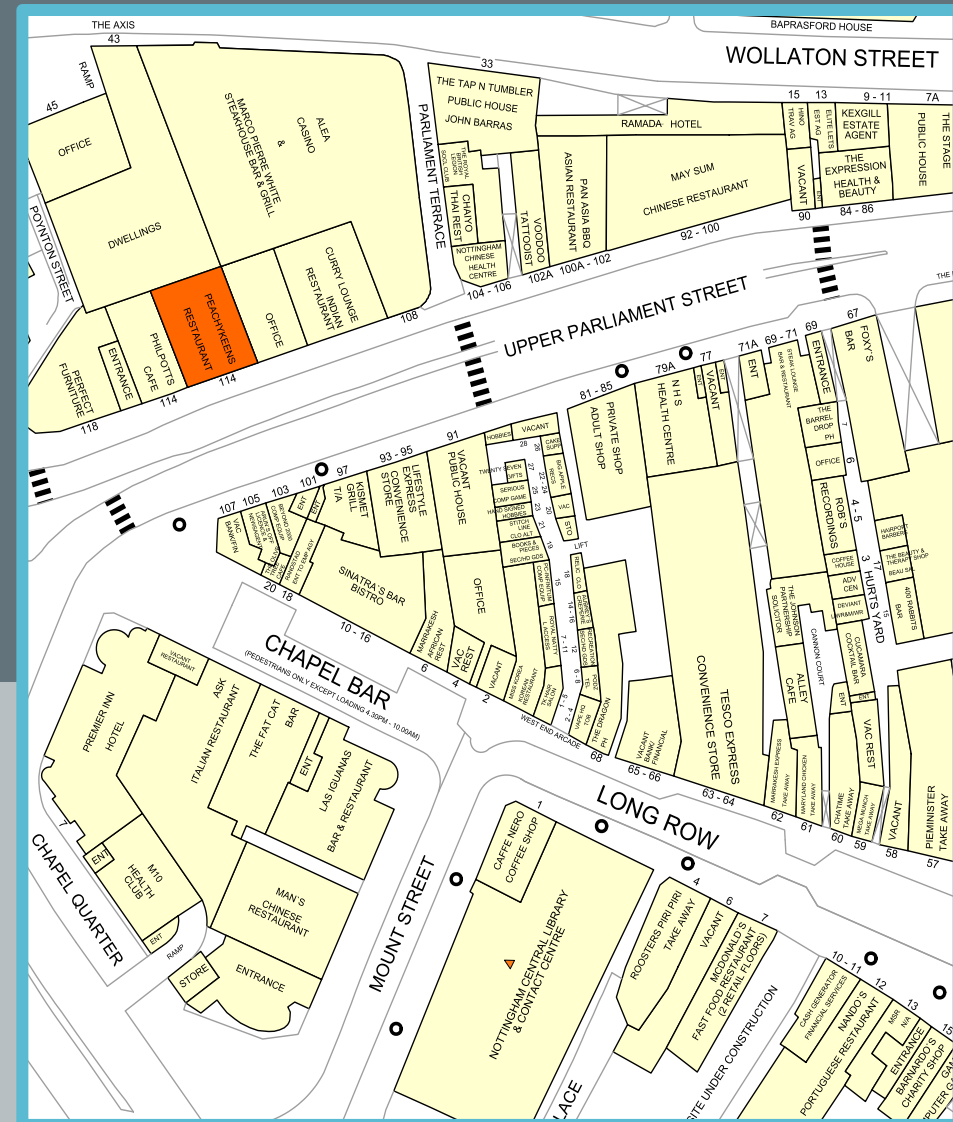
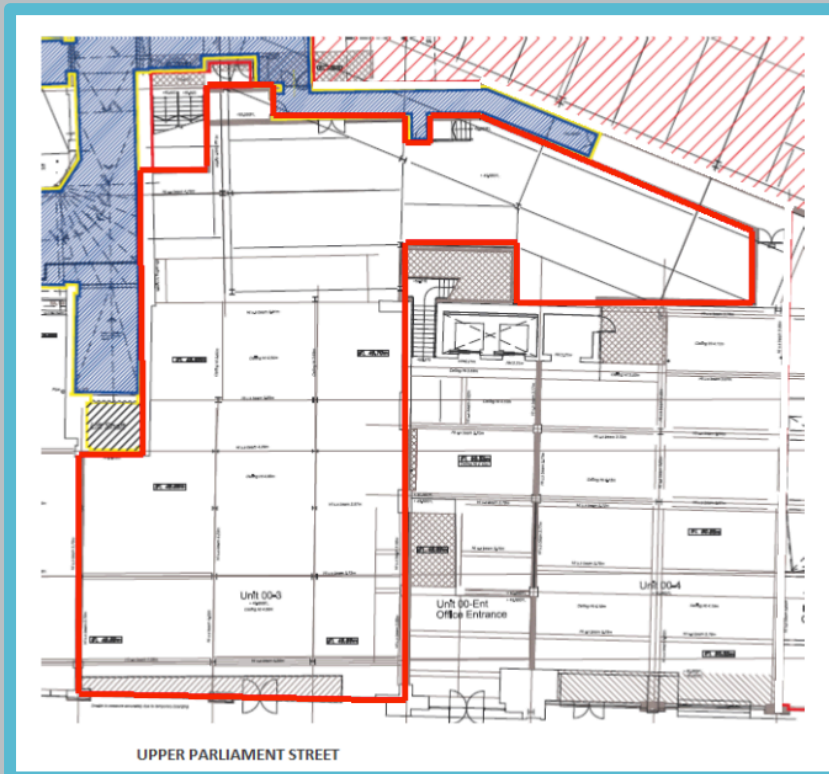
LOCATION

The Axis is an award winning, mixed use, Henry Boot development located on Upper Parliament Street in the heart of Nottingham city centre.

Unit 3 sits beneath the successful Alea Casino and next door to Philpotts Café.

Other nearby occupiers include Las Iguanas, ASK, Browns Bar & Brasserie and Nandos. In addition, Nottingham's Royal Centre, Royal Theatre and Playhouse are all within three minutes' walk.

The Axis is located adjacent to Nottingham's prime office quarter as well as city's prime retail core. The city campus of Nottingham Trent University, which boasts over 16,000 full time students, is located only 150 metres away.



ACCOMODATION

The unit is arranged over ground and mezzanine levels and benefits from full rear loading access.

GROSS INTERNAL AREAS

Ground Floor	5,709 sq ft
Mezzanine	1,631 sq ft
TOTAL	7,340 sq ft

PLANNING

The unit benefits from A3 planning consent.

LEASE TERMS

The unit will be available on a new, effectively FRI lease (via a service charge) for a term of years to be agreed.

RENT

The asking rent is £110,000pa exclusive of rates, service charge and VAT.

BUSINESS RATES

The unit has a rateable value of £102,000, which equates to rates payable of £48,858.

EPC

TBC

VIEWINGS

Viewings are on a strictly appointment basis only and can be arranged through contacting the joint letting agents.

Unit 3

The Axis

NOTTINGHAM

NG1 6LF

CONTACT

For all enquiries, please contact:

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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.