

# BUSINESS SPACE OPPORTUNITY

Suite 1C - The Hub, Friar Lane, Nottingham NG1 6DQ



## RENT!

## £21,500 PER ANNUM



### SELF-CONTAINED OFFICE SUITE AVAILABLE IN REFURBISHED LANDMARK CITY CENTRE BUILDING

- Suite 1C – 134 sq m (1,442 sq ft)
- Air conditioned open plan suite
- Central Nottingham location just off the 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 open plan office suite benefits from a staffed reception and concierge, air conditioning and passenger lift access.

#### Accommodation:

High quality office accommodation comprising the following:-

Suite No.	Floor	Size Sq M	Size Sq Ft
1C	First	134	1,442

#### Rent:

The property is available to lease at a rental of:-

**£21,500 Per Annum**

#### Rates:

Rateable Value	£14,750
Rates Payable 2019/20	£ 6,874 (at full rate)

The rateable value is below £15,000 therefore an occupier may be able to claim small business rates relief on the majority of this amount.

#### VAT:

Vat is applicable.

#### EPC:

C - 71

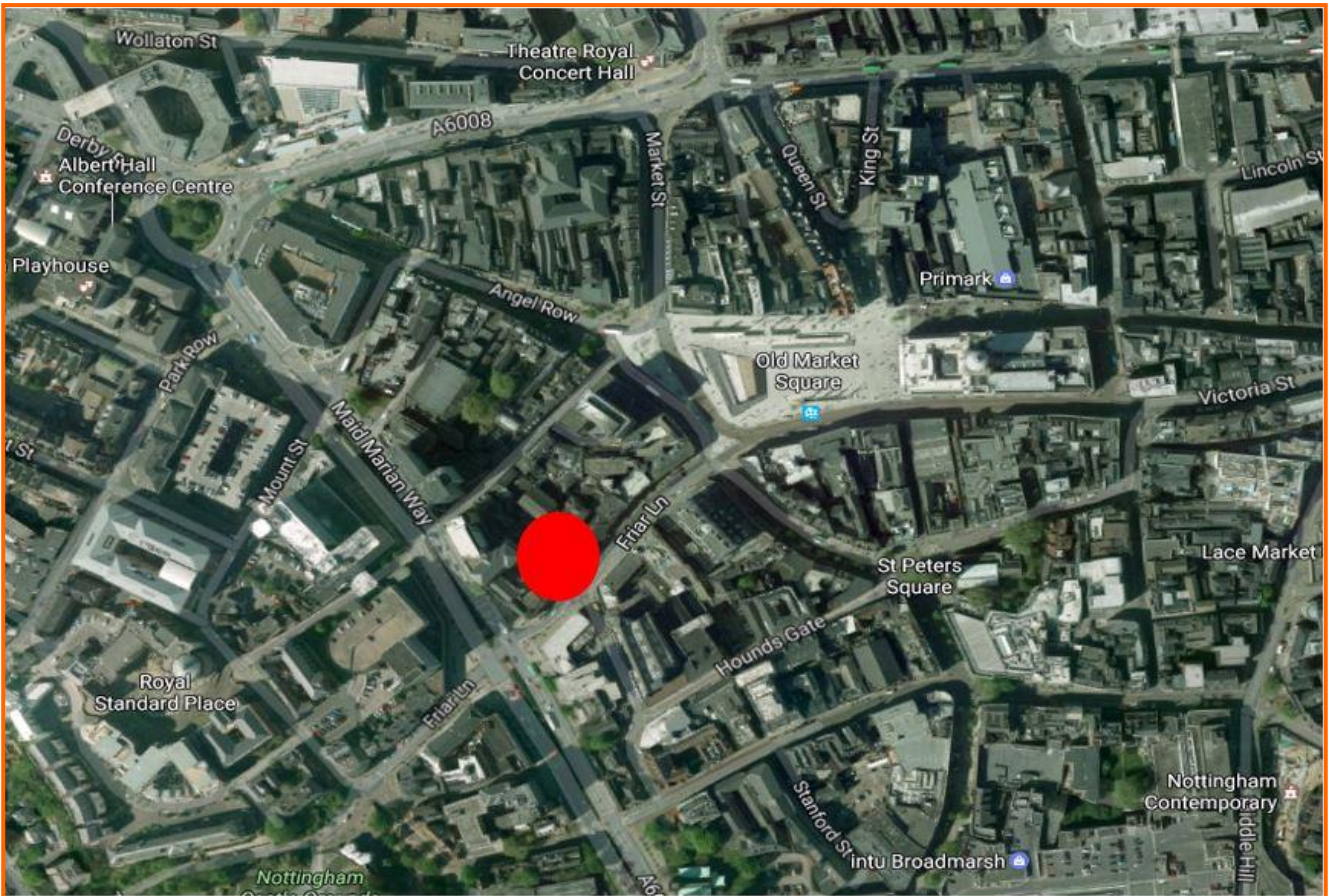
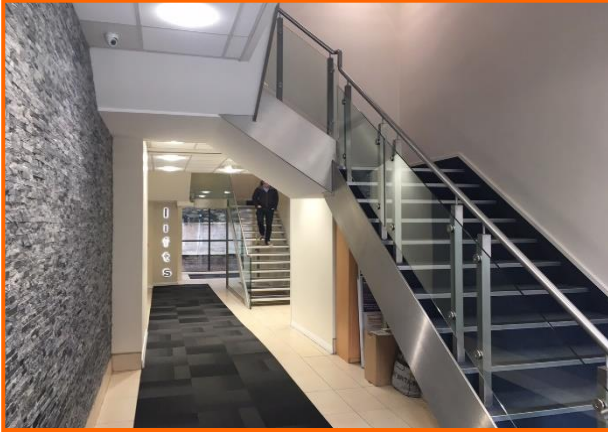
**Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**  
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## Common areas and Suite 1C Views



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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.