



64 Long Row, Nottingham, NG1 6JE

TO LET

MEDICAL / CONSULTING ROOMS IN THE HEART OF NOTTINGHAM CITY CENTRE

SUITABLE FOR OTHER USES, INCLUDING B1 AND D2, SUBJECT TO THE NECESSARY CONSENTS

1st Floor – 9,866 sq. ft. (916.58 sq. m.) approx. (potential to split into units from circa 2,000 sq. ft. (186 sq. m.))

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REAL ESTATE

Location

The property lies in the heart of Nottingham's retail core fronting both Upper Parliament Street and Long Row. The property is occupied on one level by NEMS Platform One Practice with the floor below being available. The available premises can be accessed via an attractive entrance on Long Row leading directly into the lift and stair core.

The location benefits from excellent public transport links with bus routes running along Long Row and Nottingham's train station being just a 10-minute walk from the property. There is also a tram stop on Nottingham's Market Square being just a 2 minute walk from the Long Row entrance. Public car parking is also located nearby with multi storey car parks located both on Upper Parliament Street and off Maid Marian Way.

Description

The property comprises a series of medical/clinical consulting rooms. The premises, in its current layout, comprises some 25 individual consulting rooms with additional offices, utility, plant and storage areas. The current fit out can be stripped out to provide largely open plan accommodation and the premises can be easily subdivided.

The premises benefit from D1 Use but would suit other uses subject to the necessary consents.



Lease

The premises are available by way of a new full repairing and insuring lease(s) on terms to be agreed.

Services

We understand that water, drainage, gas and three phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

Service charge

A service charge is levied to cover communal costs and services.

EPC

Available on request (Grade C, 67)

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Accommodation

Description	Area (sq. ft.)	Area (sq. m.)	Quoting Rent
First Floor	9,866 (potential for units from c. 2,000)	916.58 (potential for units from c. 186)	Upon application

SUBJECT TO CONTRACT

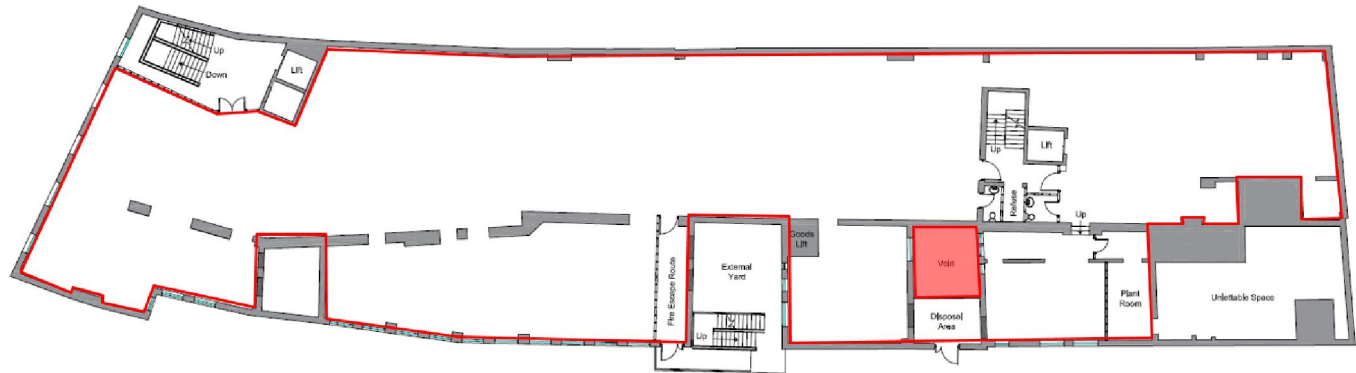


Existing Fit Out

Premises are available either with their existing fit out or open plan with the fit out removed



Open Plan



FHP Property Consultants:

Further Information
contact the joint sole agents:



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