



**Part 1st Floor, Castle Court, 59 Castle Boulevard, Nottingham,  
Nottinghamshire NG7 1FD**

## **Offices**

- ▶ **1,230 sq ft (114.3 sq m)**
- ▶ **Fully refurbished self-contained office accommodation**
- ▶ **City Centre fringe location with idyllic canal views**
- ▶ **Dedicated on-site car parking for four vehicles**

For enquiries and viewings please contact:



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### Location

Castle Boulevard is an established commercial location with surrounding occupiers including Nottingham Castle College, the Nottingham Law Courts and Capital One.

Castle Court is prominently positioned on Castle Boulevard close to the junction with the A453 (Wilford Road) in Nottingham City Centre, a short distance from Maid Marian Way, which forms part of the Inner city ring road system. The property is also situated in close proximity to the Court House on Canal Street. The location provides good access out towards the surrounding areas and Junctions 24, 25 and 26 of the M1 motorway.

The property is very accessible and within walking of a number of bars and restaurants as well as the Nottingham railway station, Broadmarsh bus station and the Market Square, which provides a number of bus and tram stops.

### Description

The accommodation comprises a fully refurbished office suite on the first floor of a prominent character building. The suite comprises of an open plan office benefiting from the following specification:-

- Idyllic views of Nottingham Canal
- Newly redecorated and re-carpeted
- Newly installed suspended ceiling with LED lighting
- Newly installed perimeter trunking
- Newly installed Kitchenette
- Gas central heating

Externally the property benefits from parking for 4 vehicles within a secure car park.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	114.3	1,230

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

We understand that the property has planning consent for Use Class B1 (Office) under the Town & Country Planning (Use Classes) Order 1987 as amended.

### Tenure

The property is available by way of a new effective fully repairing and insuring lease, available on flexible terms to be agreed.

### Business Rates

Rateable Value: £10,250.

Rates Payable: £4,920.

Prospective tenants may be able to receive 100% business rates relief dependent upon their situation, however we would advise that this is confirmed with Nottingham City Council prior to occupation.

### Price

Rent upon application.

### VAT

All sums quoted exclusive of VAT if applicable.

### Legal Costs

Each party will bear their own legal costs incurred in the transaction.

### EPC

To be provided upon request.

### Viewings

By appointment with the sole agents.

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