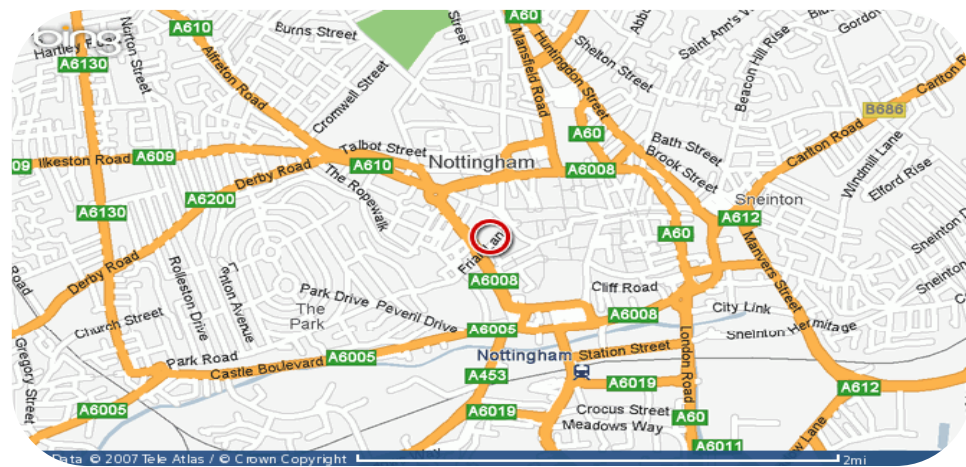
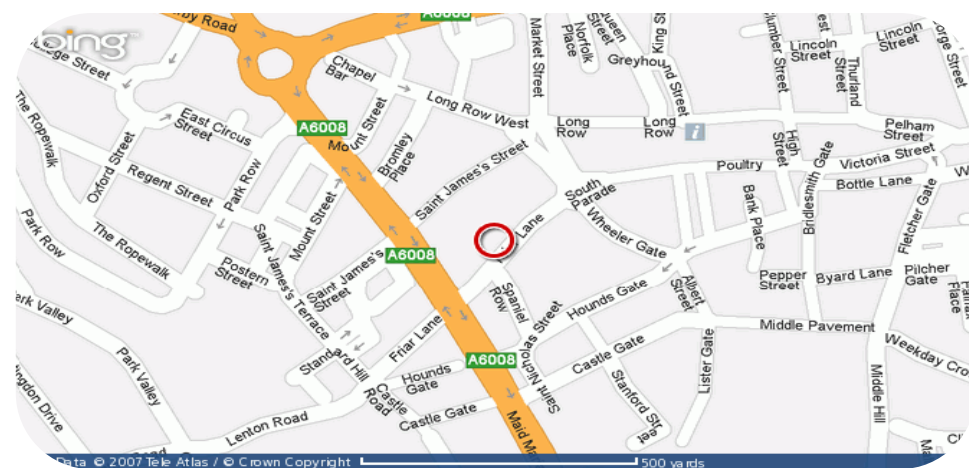


'The Hub'
 Friar Lane
 Nottingham NG1 6DQ

'The Hub', Friar Lane, Nottingham NG1 6DQ



Where is Friar Lane in Nottingham?



Where on Friar Lane is 'The Hub'?

Rent!

Self contained suites within fully refurbished landmark city centre building

Suites available from 99 sq m (106.5 sq ft)
 To
 246 sq m (2,674 sq ft)



- Air conditioned office accommodation
- Central Nottingham location
- Self contained suites – competitive rental
- Roof terrace (5th Floor)

MISREPRESENTATION ACT

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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 specification 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.

17 The Ropewalk Nottingham NG1 5DU

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FAX: 0115 950 6622

Call **0115 950 6611**
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'The Hub', Friar Lane, Nottingham NG1 6DQ

Central Nottingham location

Where is it? 'The Hub' (formerly known as Langford House) 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 including the Market Square NET tram stop.

There are various public car parks and metered on street parking within the vicinity.



What is it? High quality office accommodation comprising the following suites:-

Suite 1B:	99 sq m	(1,065 sq ft)
Suite 1D:	109 sq m	(1,178 sq ft)
Suite 3A:	88 sq m	(947 sq ft)
Suite 3C:	248 sq m	(2,664 sq ft)
Suite 5B:	190 sq m	(2,045 sq ft)

The suites are air conditioned and located within 'The Hub' office building which has undergone a comprehensive refurbishment, to an extremely high standard

Following refurbishment the building now features:-

- New ceilings, lighting, carpets and decorated throughout
- Brand new, high quality feature WC and

- kitchenette facilities.
- Disabled access with disabled WC's on each floor
- Secure staff reception
- Air conditioning
- 5th floor Suite has balcony terrace providing panoramic views across the city
- New thermal acoustic DG windows.
- Dual lift access to all floors.

How much are the rates? Please contact the letting agents (or Nottingham City Council) for individual rating assessments for each suite.



Communal area

How much is it to rent? Each suite is available by way of a new lease for a term of years to be agreed:

Competitive rental packages are available from only £9.00 per sq ft



Typical suite



Communal areas

Anything else I have to pay? A landlord's service charge (+insurance) is payable in respect of the communal costs of running and maintaining the building.

We understand that VAT is applicable.



Who do I speak to? If you want to arrange to look round or just to have a chat about this property, contact:-

Robert Maxey

0115 979 3496

rmaxey@heb.co.uk

So what was all that...?

- Air conditioned office accommodation
- Central Nottingham location
- Self contained units - competitive rental



View from 5th floor balcony

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