

City Centre Office with 5 Parking Spaces

131 sq m (1,407 sq ft)

Unit F, King Edward Court, King Edward Street, Nottingham, NG1 1EL

To Let / May Sell



- New lease available
- City centre location
- 5 car parking spaces
- To be fully refurbished & modernised



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Unit F, King Edward Court, King Edward Street,
Nottingham, NG1 1EL

Location

The property is situated within King Edward Court; a courtyard office development on the south-eastern edge of Nottingham city centre. The property is only a few minutes walk from the city centre and its location overlooking Huntingdon Street could afford an occupying business a superb branding opportunity.

The Property

The premises comprise a corner office building constructed with brick elevations over two floors with a pitched tiled roof. The property provides predominantly open plan office accommodation on ground and first floors with ground floor cloakrooms and a small kitchen. The property is undergoing modernisation and this could be tailored to the requirements of an occupying business.

The unit has 5 car parking spaces set within the gated central courtyard.

Accommodation

The property has been reference and the following net internal floor areas calculated:-

Ground floor:	65.8 sq m	(709 sq ft)
First floor:	64.8 sq m	(698 sq ft)
Total:	130.6 sq m	(1,407 sq ft)

Services

All mains services are available and connected to the property but we can provide no warranty with regard to the capacity or connectivity.

Town & Country Planning

The premises have a permitted use falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

EPC

The property has been assessed and lies within Band C (score 74).

Rates

Charging Authority:	Nottingham City Council
Description:	Offices & premises
Rateable Value:	£13,500
Period:	2018/2019

An occupying business may benefit from small business rates relief on the business rates payable.

Tenure

The property is available on a fully repairing and insuring lease for a term of years to be agreed.

Rent

£20,000 per annum following refurbishment.

Price

Alternatively, the freehold is available with vacant possession. To discuss pricing please contact the marketing agent.

Service Charge

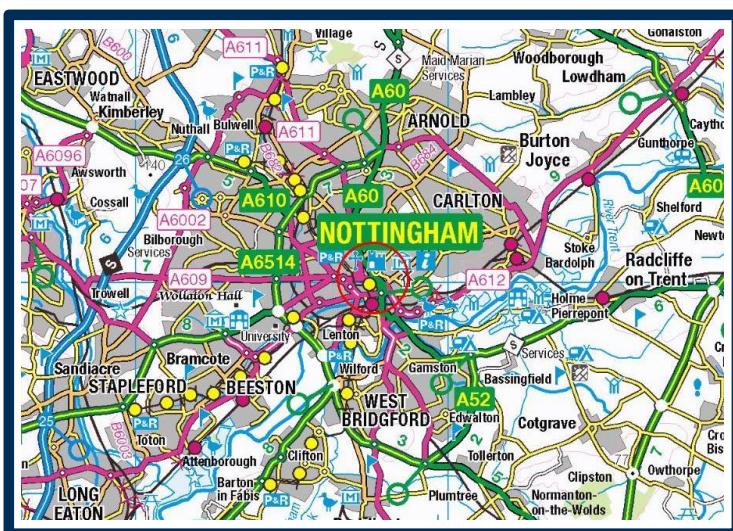
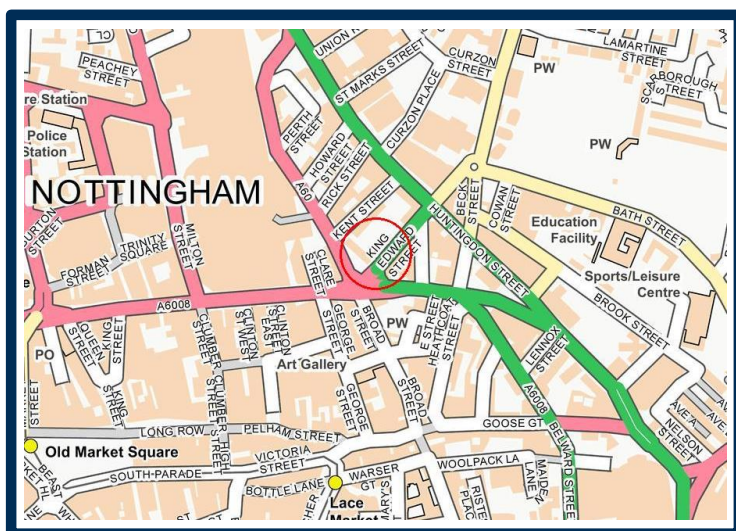
A service charge is levied in respect of the maintenance and upkeep of common parts of the development.

VAT

VAT will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment
with the sole agents.

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SUBJECT TO CONTRACT