

Third Floor, 30-34 Hounds Gate

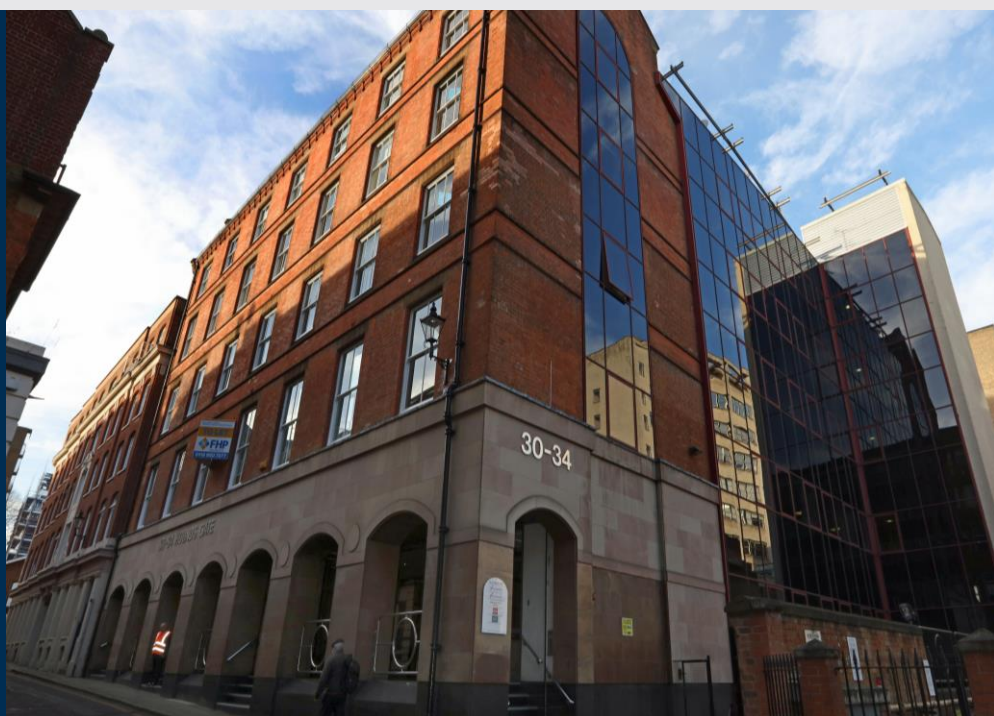
Nottingham, NG1 7AB

High Quality Office Suite

153.41 sq m (1,651 sq ft)

TO LET

- Attractive open plan accommodation
- Concierge available
- In the heart of Nottingham city center
- On-site secure parking



IMMEDIATELY AVAILABLE



NG Chartered Surveyors

Holland House | 43 Loughborough Rd | West Bridgford | Nottingham | NG2 7LA





LOCATION

The property is located on Hounds Gate just off one of Nottingham's prime retail parades in the heart of the city centre. The location is a short walk from Nottingham's Market Square which provides excellent public transport links.

THE PROPERTY

The property comprises a self-contained office suite on the third floor providing predominantly open plan accommodation with its own WC and kitchen facilities. The property has a personnel lift to all floors and benefits from a recently refurbished manned reception.

ACCOMMODATION

From measurements taken on site we confirm the following net internal area:-

Total NIA: 153.41 sq m (1,651 sq ft)

1 car parking space is demised in the secure basement car park.

SERVICES

Mains connections of electricity, water, gas and sewerage are available and connected to the property. Heating is provided by means of a gas fired central heating system.

TOWN & COUNTRY PLANNING

The property has consent for use as an office within Class B1(c) of the Town & Country Planning (Use Classes) Order 1987.

EPC

A copy of the suite's Energy Performance Certificate is available upon application.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Office and premises
Rateable Value:	£16,250
Period:	2020/2021

LEASE

The property is available to let on effectively a new full repairing and insuring lease for a term of 5 years.

RENT

£28,000 per annum, payable quarterly in advance on the usual Quarter Days.

SERVICE CHARGE

A service charge is levied in respect of common area maintenance cleaning and upkeep together with general repairs to the building and car park apportioned on a pro-rata basis. The current service charge level is approximately £4.50 per sq ft.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal costs.

SUBJECT TO CONTRACT

Viewing by prior
appointment only

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.