
1 Castle Quay | Castle Boulevard
Nottingham | NG7 1FW

Fantastic office with parking available close to Nottingham City Centre

120m² (1,292ft²) – 334m² (3,595ft²)



- Close to Nottingham City Centre
- Fantastic freehold opportunity
- Available to let as a whole or split
- 7 on site car parking spaces
- Good specification
- Open plan accommodation
- Within easy reach of Nottingham Train Station / NET Tram Stop



For Sale / To Let



The Property

The property comprises a self-contained, three storey office building situated within the Castle Quay development, an established courtyard of offices situated around a shared car park facility. The basic specification currently includes:-

- ❖ Open plan accommodation
- ❖ 7 designated on site car parking spaces
- ❖ WC facilities
- ❖ Kitchen facilities
- ❖ UPVC double glazing
- ❖ LED lighting
- ❖ Suspended ceilings
- ❖ Comfort cooling
- ❖ Gas fired central heating
- ❖ Security alarm
- ❖ Fire alarm
- ❖ Perimeter trunking
- ❖ Suspended ceilings

Location

The property is situated just off Castle Boulevard, a major western arterial route out of Nottingham City Centre which is only a short walk away, offering a plethora of shops, bars and restaurants.

The property is also well located for Nottingham Train Station / NET Tram Stop and close to the prestigious The Park residential estate.

EPC

The property has an EPC rating of **C – 66**.

Business Rates

The property is to be reassessed. Guideline figures can be found by way of the agent.

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Accommodation

We understand that the office has the following net internal areas:-

Description	m ²	ft ²
Ground Floor	120	1,292
First Floor	109	1,173
Second floor	105	1,130
Total	334	3,595

(This information is given for guidance purposes only)

Service Charge

We understand that a service charge will be levied to cover the cost of the upkeep and maintenance of the external common areas. Further information can be found by way of the agent.

Rent

The property is also available as a leasehold option as a whole or split and we are quoting:-

Description	Rent
Ground Floor	£16,150 per annum
First and Second Floors	£28,750 per annum
Total	£45,000 per annum

Quoting Price

The freehold interest in the property is available at a quoting price of:-

£485,000
(Four Hundred and Eighty Five Thousand Pounds)

VAT

It is understood that VAT is applicable on the rent, purchase price and service charge due.

SAT NAV: NG7 1FW

Market Square

The Park Estate

1 Castle Quay

Bus Station

Train Station

For further information or to arrange to view please contact:

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