

BUSINESS SPACE OPPORTUNITY

No.6 Hurts Yard, Upper Parliament Street, Nottingham NG1 6JD



RENT!

SELF-CONTAINED, OPEN PLAN CITY CENTRE OFFICES

- 172 sq m (1,853 sq ft)
- Newly decorated ready for the tenant's choice of carpeting
- Situated just off the popular Nottingham city centre location of Upper Parliament Street



LOCATION:

The property is located in Nottingham city centre on Hurts Yard which is a walkway between Upper Parliament Street and Angel Row.

Nearby occupiers are a mix of independent retailers, office occupiers and leisure operators.

DESCRIPTION:

The self-contained office has been newly decorated and is well configured to comprise a reception area leading into an open plan main office with integral glazed meeting room.

To the rear of the suite, there is a separate kitchen, communications room with air conditioning and full WC facilities including disabled WC.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor:	172	1,853

TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

RENT:

The property is available to rent at a level of:-

£20,000 Per Annum
(Twenty Thousand Pounds)

SERVICE CHARGE:

There is a service charge payable of £500 per annum.

RATES:

Rateable Value: £14,750
Rates Payable 2021/22: £7,360.25

PLANNING:

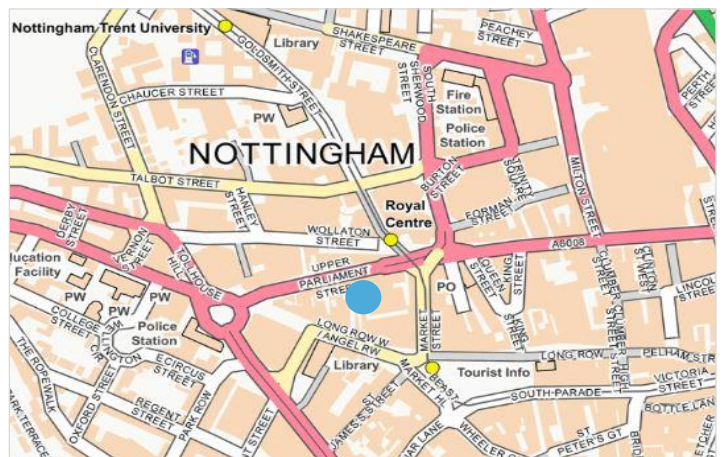
B1 (Business) within use class E. The property is also suitable for Retail and Leisure uses in addition to the existing office use.

VAT:

Vat is applicable to the rent and service charge.

EPC:

D – 88



Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

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NEWLY DECORATED OFFICE AWAITING TENANTS CHOICE OF CARPETING

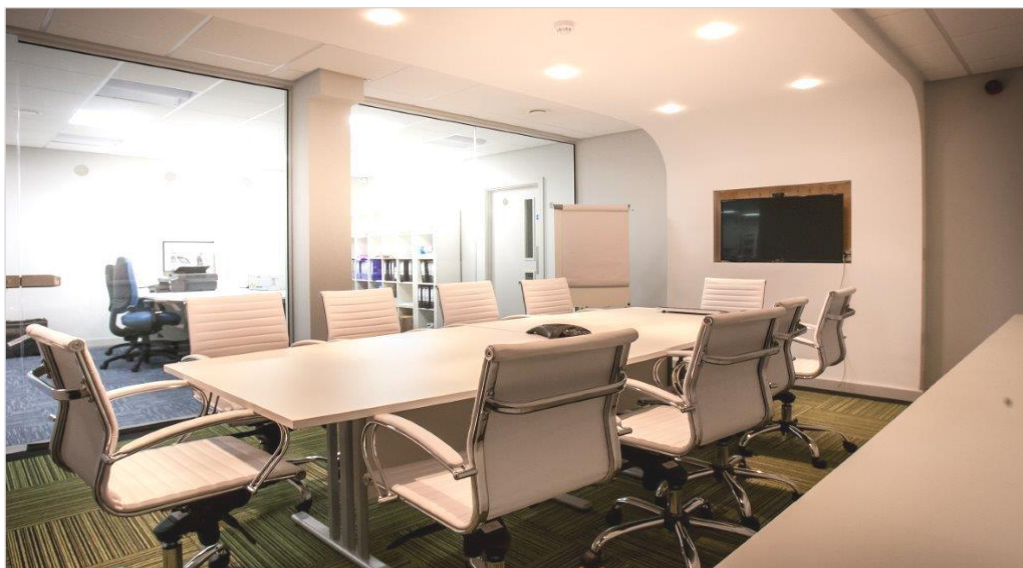


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PREVIOUS OCCUPIERS FIT OUT – 2018

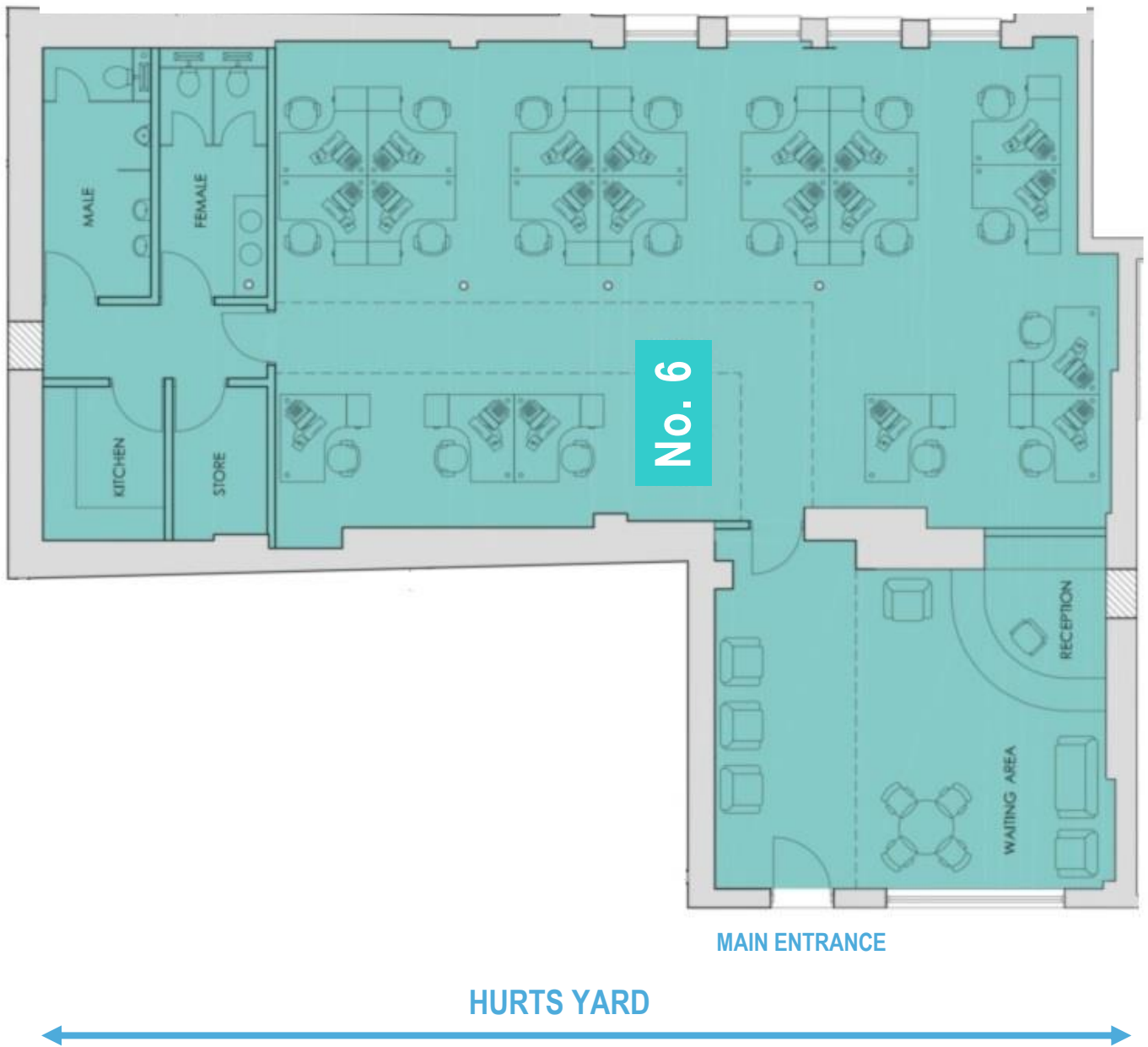


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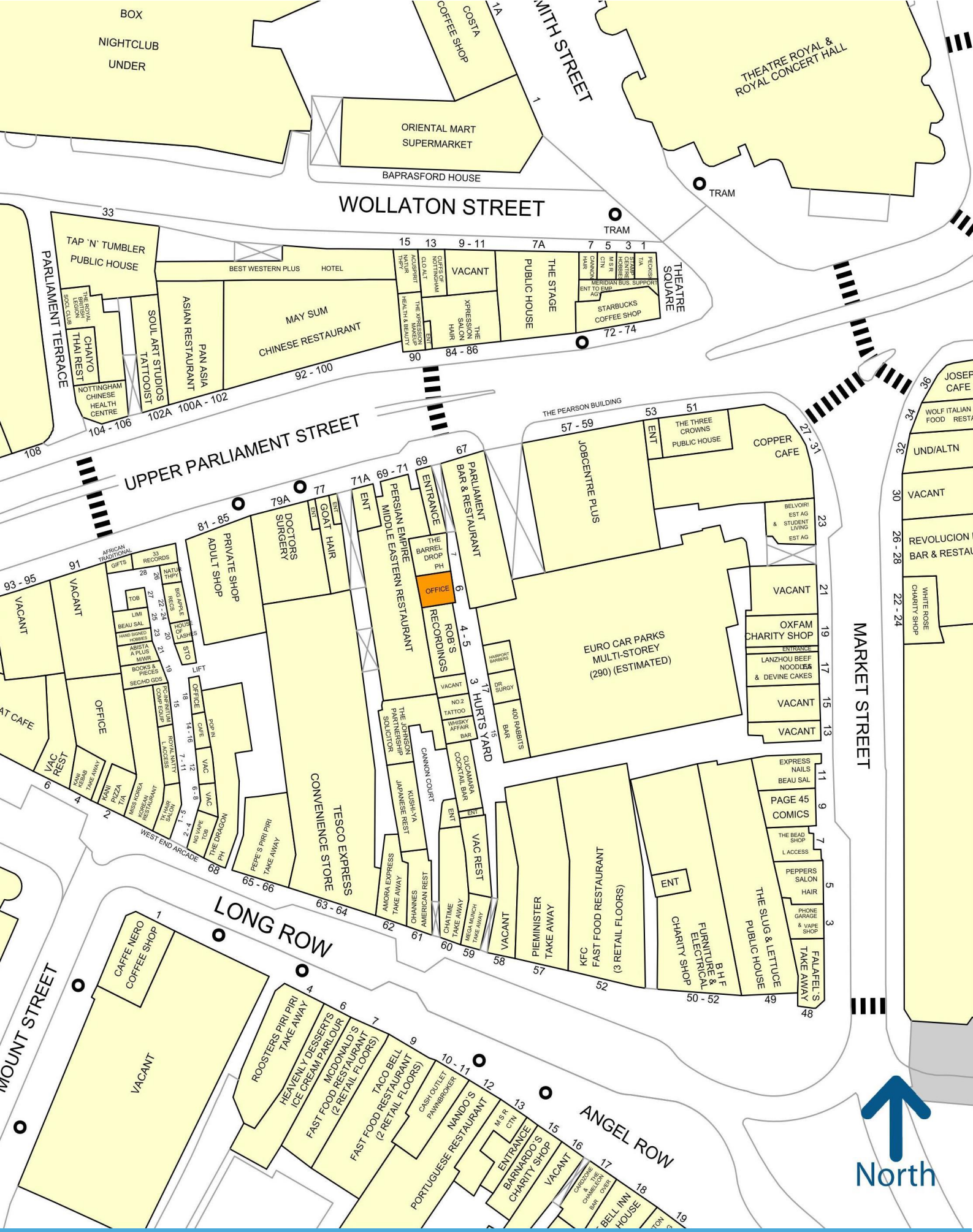
FLOOR PLAN – GROUND FLOOR



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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 specifications 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.