



**First Floor, Albion House, 5-13 Canal Street, Nottingham, Nottinghamshire
NG1 7EG**

Offices

- ▶ **4,015 sq ft (373 sq m)**
- ▶ **Modern accommodation with excellent transport links**
- ▶ **Prominent city centre position, close to the County Court and Nottingham Railway Station**
- ▶ **Secure on-site car parking for 3 vehicles**

For enquiries and viewings please contact:



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Location

Albion House occupies a prominent position on Canal Street, in Nottingham City Centre providing ready access to retail and leisure amenities.

Excellent road links serve the property with the A6008 (Canal Street) linking directly onto the A60 (London Road) forming the main route from Nottingham to the northern suburbs and Mansfield beyond. To the east the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 Motorway circa 5.5 miles north west.

Great public transport links also serve the property with the NET tram network and Nottingham railway station all within easy walking distance. The railway station provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby. The NET tram network and bus routes run regular services in and around the city and to the surrounding suburbs.

Description

The property comprises a purpose built 4 storey office in a prominent location on the southern edge of the City Centre. The suite is currently split into a number of cellular partitioned spaces, the partitions could be removed to provide a more open plan format.

The offices comprise the following specification:- suspended ceilings with Inset CAT II lighting, plaster painted walls, carpet covered solid floors, gas fired central heating, kitchenette. WC facilities are provided in the communal areas of the building.

Car parking for 3 vehicles is available within a secure car park to the rear of the property.

Accommodation

	Sq M	Sq Ft
Total	373	4,015

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

From enquiries of Nottingham City Council Planning Department, we understand the property has an existing planning consent under Class B1 (Office) Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments. Alternative uses may be permitted although interested parties are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 876 4447.

Tenure

The suites are available on new effective full repairing and insuring lease terms to be agreed. The suite is available from September 2019.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the suite is described as "Offices and Premises" and is currently assessed as follows:

Rateable Value: £34,250

Indicative Rates Payable 2019/20: £16,885.25.

Rent

Upon application.

Service Charge

A service charge will be payable in respect of the upkeep, security and maintenance of the building and common parts of the property.

A full breakdown of the services is available upon request.

VAT

VAT is applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in a transaction.

EPC

The premises has an EPC assessment of C-72.

Viewings

Viewings are by appointment with sole agents Innes England.

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