



TO LET

City Centre Office with 5 Parking Spaces

Unit F, King Edward Court

King Edward Street, Nottingham, NG1 1EL

131 sq m (1,407 sq ft)



- Short term flexible space available
- City centre location
- 5 car parking spaces
- Open plan



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



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.

DESCRIPTION

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.

ACCOMMODATION

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

Accommodation	sq m	sq ft
Ground floor	65.8	709
First floor	64.8	698
Total	130.6	1,407

SERVICES

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

EPC

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



TOWN & COUNTRY PLANNING

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

RATES

Charging Authority:	Nottingham City Council
Description:	Offices & premises
Rateable Value:	£13,500
Period:	2019/2020

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 on a short term basis. Please note any lease would have a rolling landlord break option after November 2021.

RENT

£15,000 per annum exclusive.

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.



SUBJECT TO CONTRACT

Viewing by prior appointment only

Ellis Cullen
0115 989 7097
Ellis@ng-cs.com

Sunny Landa
0115 989 7091
sunny@ng-cs.com

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 Lessor. 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.