



**Ground Floor (left hand side), Castle Court, 59 Castle Boulevard, Nottingham
NG7 1FD**

Modern office accommodation

- ▶ **Open plan office suite 5,350 sqft (497 sqm)**
- ▶ **Dedicated on site car parking for 5 vehicles**
- ▶ **Prominent & accessible City Centre location**
- ▶ **Within walking distance of Nottingham Castle & local bars and restaurants**

For enquiries and viewings please contact:



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Location

Castle Boulevard is an established commercial location with nearby occupiers including the Nottingham Law Courts, the Land Registry, Inter-route and UPS. There are also a number of bars and restaurants close by, including Fothergills and World Service.

Castle Court is prominently positioned on Castle Boulevard close to its junction with the A453 (Wilford Road) in Nottingham city centre, a short distance from Maid Marian Way, which forms part of the inner city ring road system. The property is also situated in close proximity to the Court House on Canal Street. The location provides good access out towards the surrounding areas and junctions 24, 25 and 26 of the M1 motorway.

The property is very accessible and within walking distance of the Nottingham railway station, Nottingham Castle, Nottingham Express Transit tram stop and the Market Square, which provides a number of bus and tram stops.

Description

The property comprises a self-contained ground floor office suite, which is predominantly open plan with a number of partitioned meeting rooms.

The accommodation has been refurbished to provide the following specification:- carpet tiles, suspended ceiling, LED panel lighting, break out area including kitchenette, male and female wc facilities, mixture of open plan and meeting rooms and two pedestrian accesses (one off Castle Boulevard and one via the courtyard entrance).

Externally the property benefits from 5 dedicated car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor (left hand side)	497	5,350
Total	497	5,350

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

Planning

We understand that the existing use falls within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Alternative uses such as Medical/Consulting rooms falling under a D1 (Non-Residential Institutions) use or Financial Services within the A2 (Professional & Financial Services) category may be acceptable to the Local Authority subject to obtaining the appropriate planning permission.

Tenure

The accommodation is available on a new effective full repairing and insuring lease, terms to be agreed between the parties.

Business Rates

The property is noted by the Valuation Office Agency as being "Office & Premises" with the following rating:

Rateable Value: £45,000

Indicative Rates Payable 2019/20: £22,185 pa

All interested parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

Available upon application.

Service Charge

A service charge will be levied to contribute towards maintenance and upkeep of the common areas. A guide and a full breakdown is available from the agents upon request.

VAT

VAT will be applicable to the rent.

Legal Costs

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

EPC

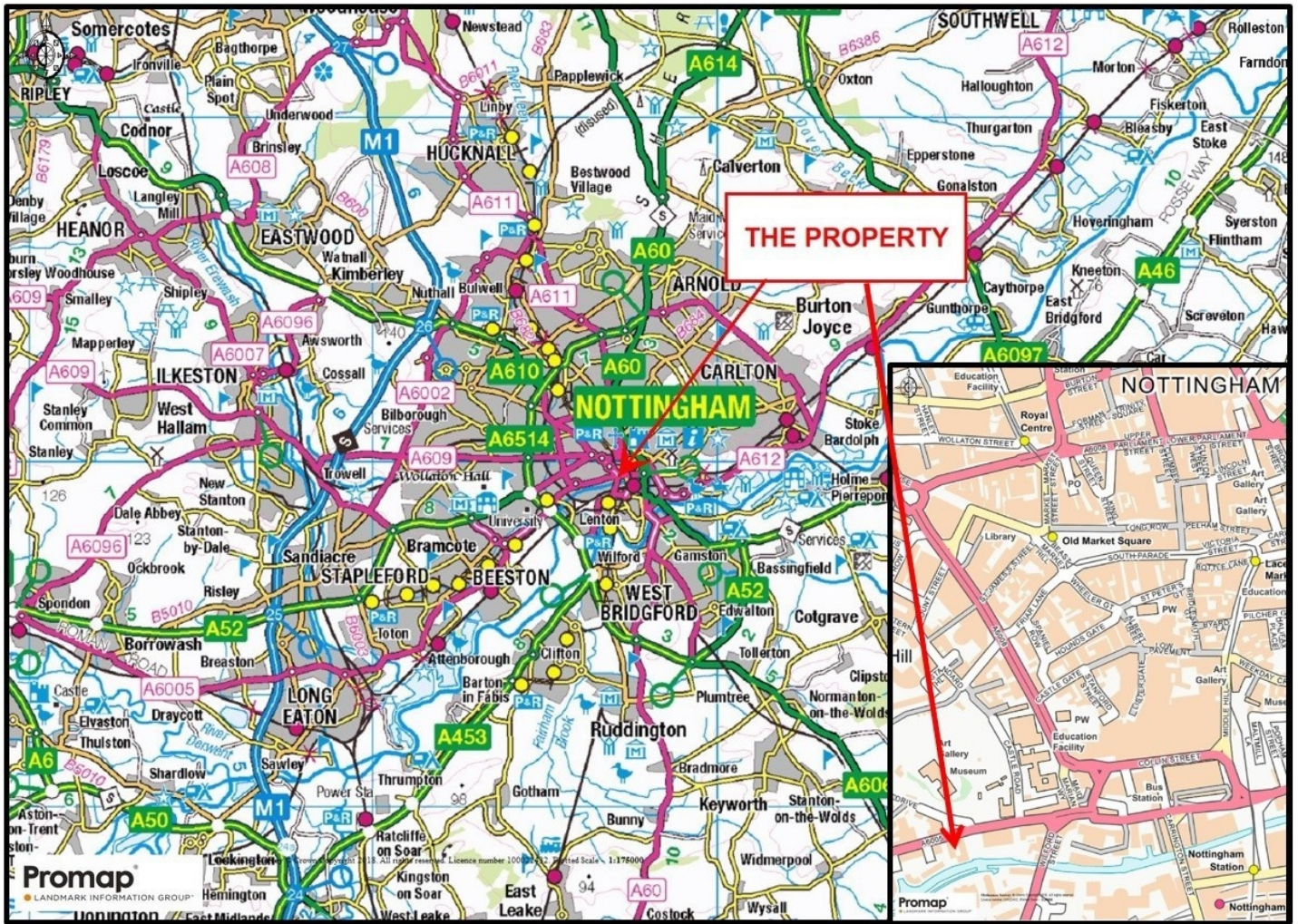
The premises has an EPC assessment of B-47.

Viewings

Viewings are by appointment with the sole agents Innes England.

Date Produced: 26-Jul-2019





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