

BUSINESS SPACE OPPORTUNITY

Century House, 8-18 Chapel Bar, Nottingham NG1 6JQ

COMING SOON



RENT!

HIGH QUALITY NOTTINGHAM CITY CENTRE OFFICES

- Three story, open plan offices, available individually or as a whole
- Situated on the edge of the Professional Quarter on Chapel Bar
- 267.92 (2,884 sq ft) to 807.93 sq m (8,697 sq ft)
- Floorplates available individually or combined
- Lift access to all floors



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

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The subject property is situated on Chapel Bar in the heart of Nottingham city centre and on the edge of the Professional Quarter.

The property is a short walk away from the main public transport links such as bus links and tram links on the Market Square, which is also a 10 minute walk from Nottingham train station.

The property has a substantial range of amenities close by, with the main Nottingham retail core and Market Square a short walk away.

DESCRIPTION:

The property comprises a mid-terrace, mixed use, four-storey commercial building overlooking Chapel Bar.

The office accommodation is directly accessed from its dedicated ground floor entrance which leads into the common reception which provides stair and lift access to all floors.

The accommodation is split over three floors with each floor having its own self-contained entrance from the common stairwell. There are toilets at each level within the common areas which provide both ladies and gents WC facilities.

The internal specification of each floor plate is broadly similar with solid floors, suspended ceilings with inset LED lighting, air conditioning, gas central heating and a kitchen.

Each suite differs slightly in configuration, but overall, the accommodation is mainly open plan with some cellular stud partitioning in part.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
First Floor:	267.92	2,884
Second Floor:	270.56	2,912
Third Floor:	269.45	2,900
TOTAL:	807.93	8,697

TERMS:

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

TENURE:

Leasehold.

RENT:

The rent is available upon application.

Rents for the individual floors are also available upon request.

RATES:

DEMISE	RATEABLE VALUE	RATES PAYABLE
First Floor:	£27,000	£13,473
Second & Third Floor:	£58,000	£29,696

PLANNING:

Use Class E.

VAT:

Vat is applicable to the rent.

SERVICE CHARGE:

A Service Charge is in place for maintenance and upkeep of the common areas.

EPC:

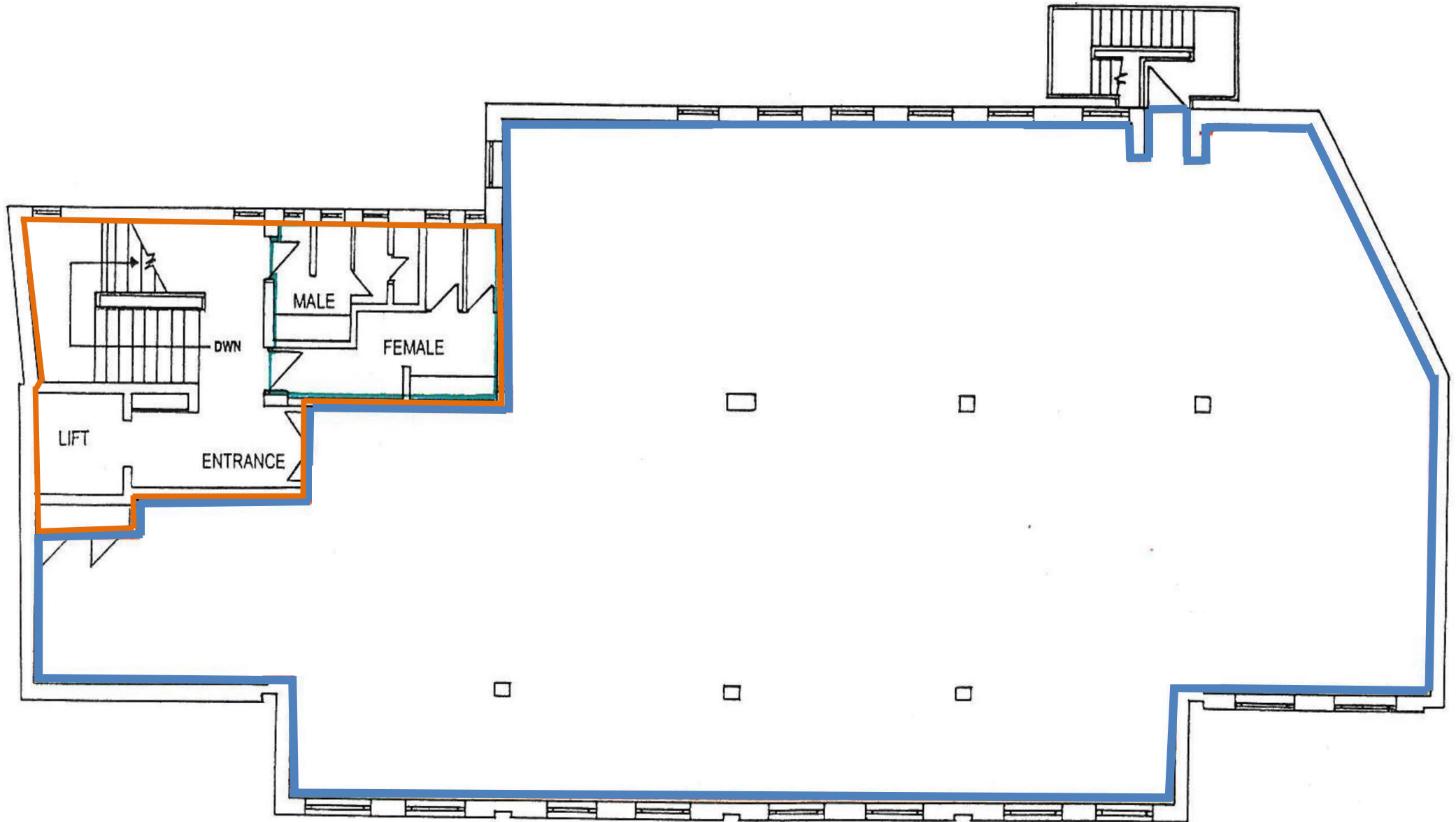
DEMISE	EPC RATING
First Floor:	D – 77
Second Floor:	D – 84
Third Floor:	D – 92

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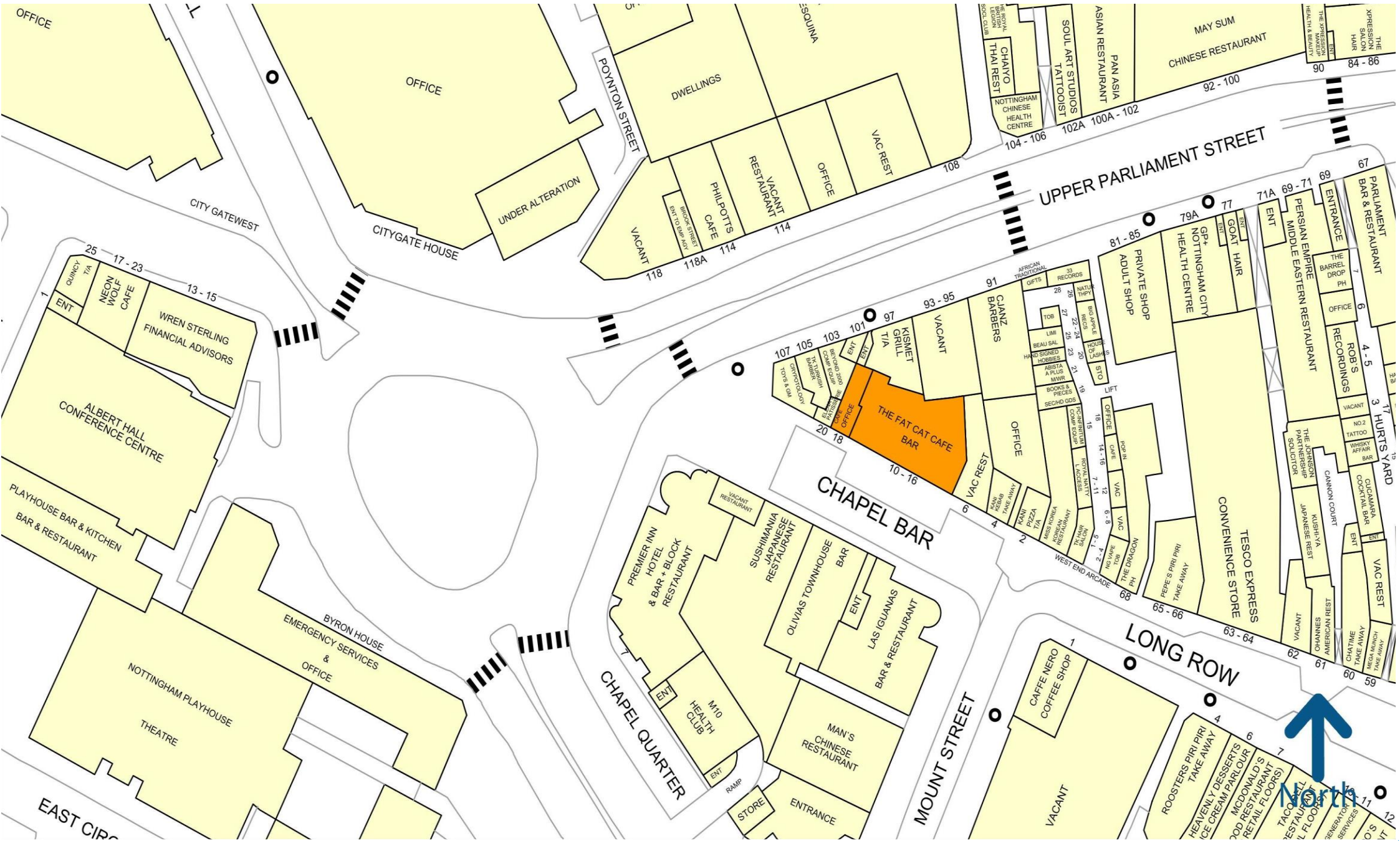
TYPICAL LAYOUT



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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.