

PENTHOUSE OFFICE

The Hub, Friar Lane, Nottingham NG1 6DQ

RENT!

UNIQUE PENTHOUSE OFFICE OPPORTUNITY WITH VIEWS OVER THE OLD MARKET SQUARE TO NOTTINGHAM CASTLE

- 403.19 sq m (4,340 sq ft)
- Central Nottingham location
- Penthouse office suite with 360° panoramic views of the city
- Feature balcony terraces & roof terrace access



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

LOCATION:

The Hub building is located at the heart of Nottingham city centre on Friar Lane.

Friar Lane is close to the Old Market Square and all city amenities, as well as the Old Market Square NET tram stop. Friar Lane is the central stopping point for several bus routes.

DESCRIPTION:

Self-contained office suite benefitting from 360° panoramic views over the city centre from the Old Market Square to Nottingham Castle.

The suite is air conditioned with raised access floors and there is a staffed reception/concierge and dual passenger lift access.

The suite features balcony terraces as well as access to the fully refurbished decked roof-top break-out area - <https://youtu.be/ZrvIKYPxnGQ>

ACCOMMODATION:

SUITE	FLOOR	SQ M	SQ FT
PENTHOUSE	Sixth	403.19	4,340

Storage area in addition

TERMS:

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

RENT:

SUITE	FLOOR	RENT
PENTHOUSE	Sixth	£71,500

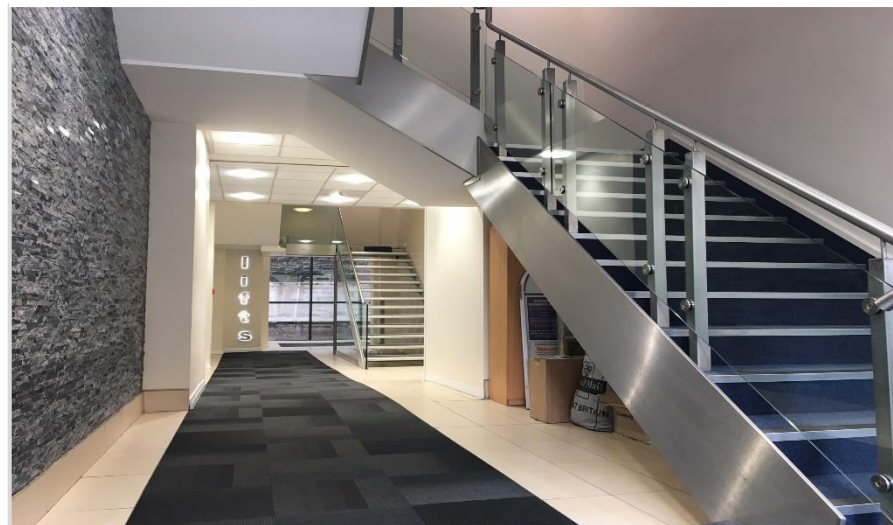
A service charge is payable.

PARKING:

Two spaces are included with the 6th floor suite.

Contract parking is available (separately) in a number of nearby city centre car parks.

GROUND FLOOR RECEPTION / CONCIERGE & LIFT ACCESS



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

RATES:

Rateable Value: £46,750
Rates Payable 2023/24: £23,328

VAT:

Vat is applicable in addition to the rent and service charge.

EPC:

C – 72

ADDITIONAL SUITES:

Note: In addition to the penthouse accommodation, there are smaller suites available on other floors, each approximately 1,000 sq ft. Further details are available on our separate brochure.

VIDEO LINK:

<https://youtu.be/ZrvIKYPxnGQ>

PENTHOUSE OFFICES (6th FLOOR)



PENTHOUSE RECEPTION (6th FLOOR)



PENTHOUSE BOARDROOM (6th FLOOR)



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

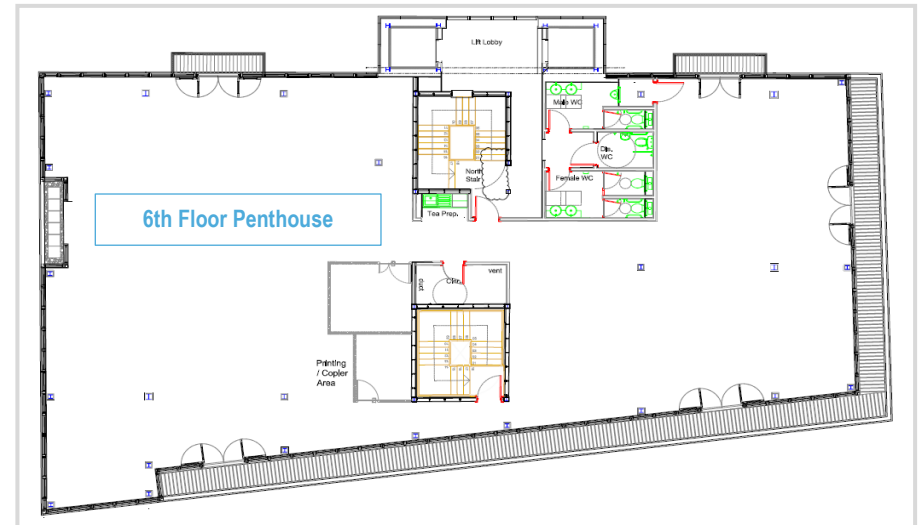


Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

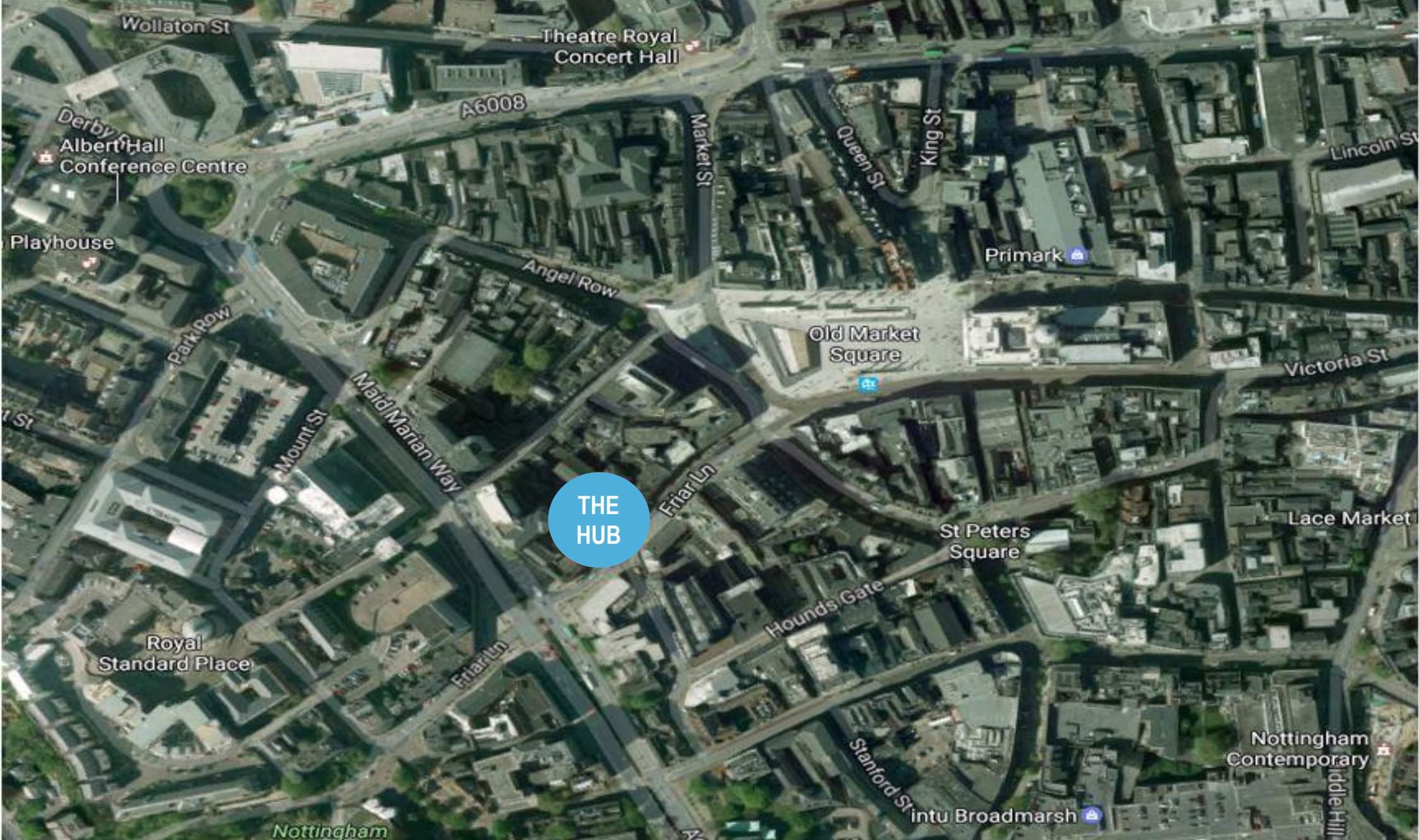
DECKED ROOFTOP TERRACE



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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 preliminaries 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.