37 Park Row

NOTTINGHAM | NG1 6GH

Lambert Smith Hampton



6,517 sq.ft (605 sq.m)

Grade A 2nd floor office accommodation in the heart of Nottingham City Centre

- Recently refurbished building
- Stunning entrance reception
- Secure on-site parking

TO LET









Description

The subject building is arranged over four upper floors, NOW: Pensions occupying the third & fourth floors and Thompsons Solicitors on the first floor.

The building is served by an impressive ground floor manned reception and two passenger lifts. To the rear of reception access is gained to the building's secure car park.

The vacant second floor provides entirely open plan Grade A accommodation of the following specification:

- Air conditioning
- Raised access floor
- Suspended ceilings incorporating LED lighting
- Double glazed full height windows

Location

The property is located at the heart of Nottingham's traditional office district, at the junction of Park Row, Cumberland Place and Regent Street. The surrounding area comprises a mixture of period buildings and purpose built offices occupied by mainly professional occupiers.

Accommodation

Net Internal Area	sq.ft	sq.m
Ground floor	6,517	605

Car Parking

5 spaces available







Business Rates

2nd floor, 37 Park Row, Nottingham NG1 6GH RV = £98,500

Terms

The 2nd floor is held on a lease due to expire September 2025. Interest is invited for the whole on terms to be agreed.

Rent

Upon Application.

EPC

Rating – 74 (Band C).

Planning

 $B1(\alpha)$ - offices.

VAT

The property is subject to VAT, payable at the standard rate.

Legal Costs

The incoming occupier will be responsible for the landlord's reasonable legal costs.

Further Information

To arrange a viewing or request any further information, please contact the sole agents:

Phil Quiggin

T: 0115 976 6603 **M:** 07803 835 138 **E:** pquiggin@lsh.co.uk

Robbie Farrell

T: 0115 976 6610 **M:** 07921 354 159 **E:** rfarrell@lsh.co.uk

Lambert Smith Hampton 0115 950 1414 www.lsh.co.uk

● Lambert Smith Hampton Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and from the seller or landlord and do not constitute the whole or any part of an offer or contract, (ii) Any description, dimension, distance or area given or any reference made to confidence may not for an offer or contract, (iii) Any description, dimension, obtaining when or any reference made to confidence made to considiately of severe or facilities, futures of fittings, on you guarantee or warrantee or statutor or any other information is statutory or any other information set out in these particulars or otherwise as to the accuracy of all information or suitability of the property, (iii) No employee of LSH has any authority to make or give any representations of foct or at all and any prospective buyer or tenant must satisfy themselves to the accuracy of all information or suitability of the property, (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise as to the accuracy of all information or suitability of the property is make or the extensive provided shall not be relied on as statements or representations or foct or at all and any prospective buyer or tenant must satisfy themselves concerning in respect of the same particulars or otherwise as to the accuracy of all information or suitability of the property is make or any output of