

# TO LET

Office Accommodation

£17,500 p.a.

Second Floor, North Wing

30 Woolpack Lane

The Lace Market

Nottingham NG1 1GA

Nottingham  
**Propertyplus**



## SECOND FLOOR, NORTH WING, 30 WOOLPACK LANE, NOTTINGHAM NG1 1GA

### EXTERNALLY REFURBISHED PREMISES

- Gross internal area 2,046 sq ft., 190.1 sq m
- 2 parking spaces
- Goods lift

#### Location

Located in the Lace Market in Nottingham which is a 14 minute walk from the City Centre.

#### Description

The property is located within a multi-occupied building known as 30 Woolpack Lane and consists of 9 separate office properties.

The property benefits from two toilets that are located off the main communal areas and the

property has a fully functioning electrical and gas powered heating systems and two parking spaces that can be double parked.

#### Lease Terms Of Years

The premises are available to let on a new lease for a term to be agreed, minimum of three years.

The City Council will be responsible for external repairs, the tenant responsible for internal repairs, including repairs to doors and windows.

Nottingham  
**Propertyplus**

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W: [www.nottinghampropertyplus.co.uk](http://www.nottinghampropertyplus.co.uk)

**Floor Area**

Areas (approx.)	Sq M	Sq Ft
Third Floor, South Wing	190.1	2,046

*Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.*

**Rent**

£17,500 p.a. exclusive of VAT

**Rating**

Rateable Value £12,750 p. a.

The ingoing tenant must rely on their own enquiries from the Business Rates department (0115) 915 4819 for rates payable.

**EPC Rating**

D (98)

**Service Charge**

Any costs incurred by the Council in maintaining common areas from time to time will be recharged to the tenant.

**Services**

Mains water, gas and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

**Legal Cost**

The tenant will be responsible for the cost of the councils legal costs involved in the transaction and for obtaining a Credit Status Report.

**Viewing**

Strictly by prior appointment, Please contact Siobhan Stewart on:

**Tel:** 07923 260157

or

**Email:** [Siobhan.stewart@nottinghamcity.gov.uk](mailto:Siobhan.stewart@nottinghamcity.gov.uk)

May 2022



The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

**VALUE ADDED TAX**

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.