



# GARMENT WORKS

SECOND + THIRD FLOORS  
30-34 HOUNDS GATE  
NOTTINGHAM NG1 7AB

## NEWLY REFURBISHED STYLISH OFFICES IN THE HEART OF NOTTINGHAM CITY CENTRE

TO LET

- Remodelled open plan accommodation
- Superfast broadband connection
- Air conditioning
- Available as a whole or floor by floor
- Located in the heart of Nottingham City Centre
- Secure underground car parking
- 24/7 Access

05

04

01

00



### THE PROPERTY.

Garment Works' newly remodelled reception area gives a glimpse of the quality of the space available.

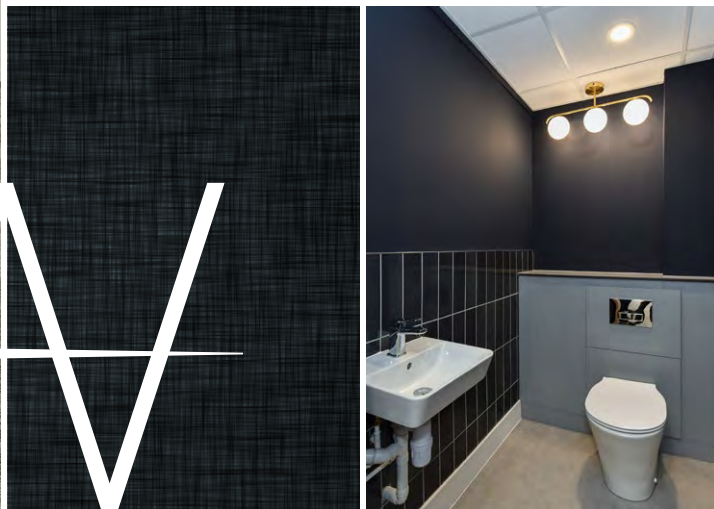
The concierge team are the best in the city making sure Garment Works is both welcoming and efficient.

The newly available space comes to the market after a comprehensive Category A fit out, key elements include:

- Exposed ceilings and services
- Dropped feature LED lighting with PIR Movement Control
- 3 pipe HVAC System to provide 1 person per 8m for fresh air
- EPC Rating B
- Contemporary redecoration and Carpeted floors throughout
- Electrical Smart Metering
- Upgraded welfare facilities on each floor
- Refurbished lift lobby, stairwells and landing areas



Example fit out – ENSEK



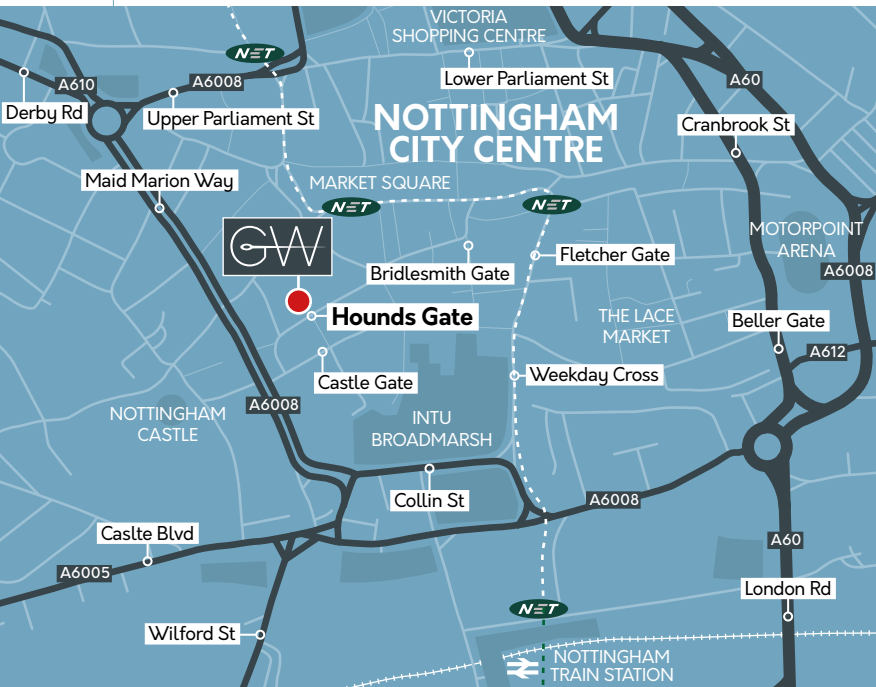
Example fit out – ENSEK

03. THREE

LOCATION.

Garment Works is located on Hounds Gate, only a short walk from one of the city's prime retail areas. A plethora of retail and leisure amenities as a result are readily accessible.

GARMENT WORKS  
30-34 HOUNDS GATE  
NOTTINGHAM • NG1 7AB



05

04

03

02

01

## FOUR

## ACCOMMODATION.

From measurements taken on site we confirm the following net internal area:

FLOOR	SQ.M	SQ.FT
Second Floor	501.73	5,395
Third Floor	488.99	5,258
<b>Total</b>	<b>990.72</b>	<b>10,653</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).



**STRONG ECO CREDENTIALS – EPC ‘B’**



**NEW SECURE BIKE STORAGE**



**NEW SHOWERS, CHANGING AND DRYING FACILITIES**

**VIEW THE WALK THROUGH VIDEO HERE.**



05

04

03

02

01



GW

**GARMENT WORKS**  
30-34 HOUNDS GATE  
NOTTINGHAM • NG1 7AB



Example fit out – ENSEK

**RENT.**

The offices are available as a whole or on a floor by floor basis at a quoting rent of £19 per sq ft.

**BUSINESS RATES.**

The approximate rates payable for the building are circa £6.20 per sq ft.

**SERVICE CHARGE.**

A service charge is levied in respect of common area maintenance, decoration, concierge services and external decoration and cleaning. Full details are available on application.

**PLANNING.**

The property current has consent to be used for office purposes. (Enquirers are advised to make their own enquiries of the local authority, Nottingham City Council planning department).

**VAT.**

VAT is applicable to the rent and service charge at the prevailing rate.

**EPC.**

This building is currently rated as B.



**GARMENT WORKS**  
30-34 HOUNDS GATE  
NOTTINGHAM • NG1 7AB

**CONTACT.**

For further information please contact:

**Mark Tomlinson**  
07917 576 254  
marke@fhp.co.uk



**Douglas Bonham**  
07920 077 100  
douglas.bonham@colliers.com



Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct, accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only. March 2023. carve-design.co.uk 15134/2