

# FIRST & SECOND FLOORS FOTHERGILL HOUSE

14-26 King Street, Nottingham, NG1 2AS



## Key Highlights

- Landmark building located in the heart of the City Centre
- Good specification and well configured accommodation
- Attractive newly refurbished reception with Concierge
- Between 7,759 sq ft - 15,585 sq ft
- Up to 16 designated car parking spaces (8 per floor)

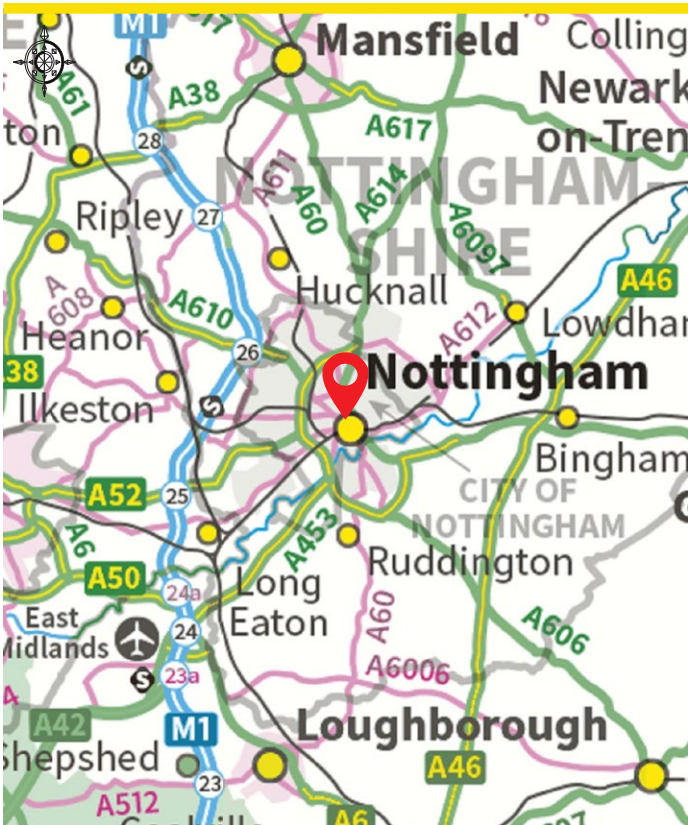
SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**





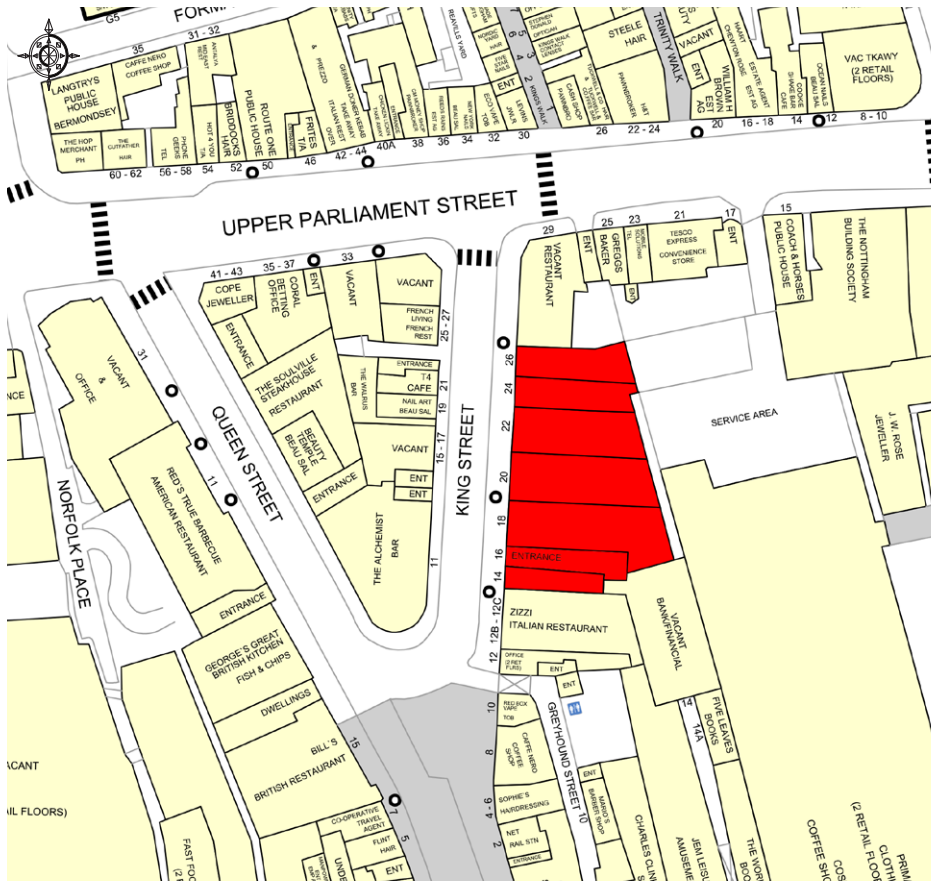
**Location**

Nottingham is the largest city in the East Midlands region, located approximately 130 miles north of London, 45 Miles south of Sheffield, 50 miles east of Birmingham and 42 miles west of Lincoln.

The city has a population of approximately 1 million people living within 12 miles of the city centre and approximately 3 million people living within a 1 hour drive.

The city is extremely well connected by road, rail and air, positioned in close proximity to the M1 motorway. The Railway Station is located within a mile south of the city centre and provides excellent rail connections, including a direct service to London St. Pancras with a fastest journey of 1 hour 41 minutes.

Nottingham East Midlands Airport offers routes to a number of destinations internationally. Additionally, Birmingham International Airport, the UK's 5<sup>th</sup> largest airport is located approximately 50 miles to the south west.



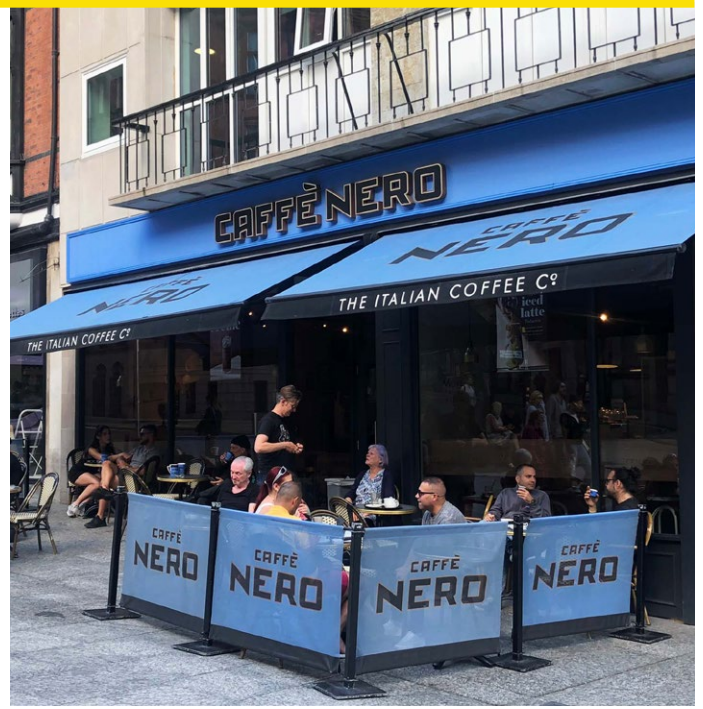
SAVILLS NOTTINGHAM  
 Enfield Chambers, 18 Low Pavement  
 Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)







## Situation

The property occupies a prominent position fronting King Street to the west, within close proximity of the Old Market Square, the immediate vicinity categorised by predominately leisure based operators, including The Alchemist, Caffè Nero, Bill's, Zizzi, Gusto, George's restaurant, Red's True Barbeque, Greggs and Clarks, to name a few.

In addition, the property is within close proximity of the Cornerhouse forming part of the extended leisure quarter at the junction of the South Sherwood Street and Forman Street which includes a Cineworld IMAX, Wagamama's, Nando's, Slug and Lettuce, Roxy's Ball Room, Caffè Nero, Subway and Prezzo, to name a few.

In addition, The Victoria Centre and the Royal Concert Hall are within close proximity.

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**





## Description

The property comprises an imposing landmark building designed by renowned Nottinghamshire architect Watson Fothergill, being Grade II Listed and arranged over basement, ground and five upper levels, having been restored in circa 1990.

The offices are accessed directly off King Street into an attractive refurbished reception which includes a concierge, with feature downlit wall, part plastered, and part painted walls incorporating specialist textured finishes, oxidised steel panelling, part carpeted, and part vinyl covered floors. In addition, there is a combination of recessed and suspended LED lighting together with spotlights.

Access to each floor is serviced by two lifts (17 persons / 1,275kg), additionally via a staircase from the main reception.

Internally the property comprises carpeted raised timber floors, suspended acoustic tile ceilings with recessed fluorescent lighting panels and Daikin air conditioning units. In addition, the property benefits from wall mounted hot water radiators and surface mounted telecommunications sockets.

The first floor has been configured to provide a post room, meeting rooms, shower, male/female and disabled WCs, large kitchen/breakout area, comms room, with the balance of the space being generally open plan.

The second floor has been configured to provide a number of cellular meeting rooms together with a reception, a small kitchenette, male/female and disabled WCs, with the balance of the space being generally open plan.



The basement can be accessed both via the staircase from the main reception and by the two lifts. This leads through to the parking area with up to 16 car parking spaces (8 per floor) and two storage units (1 per floor). The basement is accessed via a ramp with electrically operated steel roller shutter door leading off the rear service area which in turn is accessed off Upper Parliament Street. The basement benefits from a sprinkler system.

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**





## Accommodation

Measured in accordance with the RICS code of measuring practise (6<sup>th</sup> edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
First Floor	7,826	727.12
Second Floor	7,759	720.89
<b>Total</b>	<b>15,585</b>	<b>1,448.01</b>

## Rent

- First Floor - £117,000 per annum exclusive (£15 per sq ft)
- Second Floor - £116,000 per annum exclusive (£15 per sq ft)
- Basement Storage also available for these floors

## Terms

The property is available on flexible lease terms.



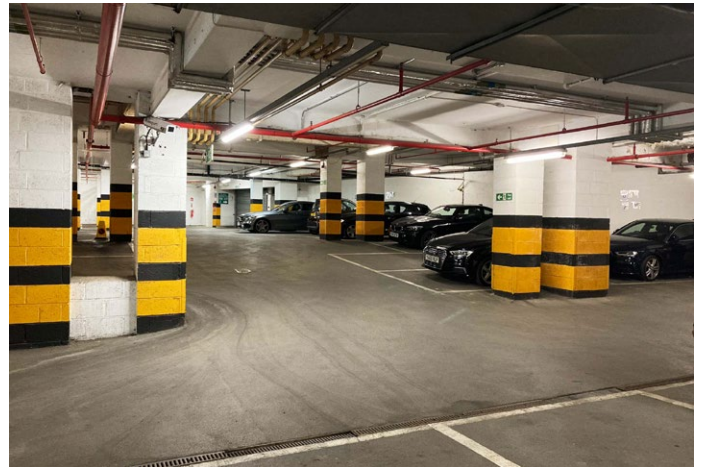
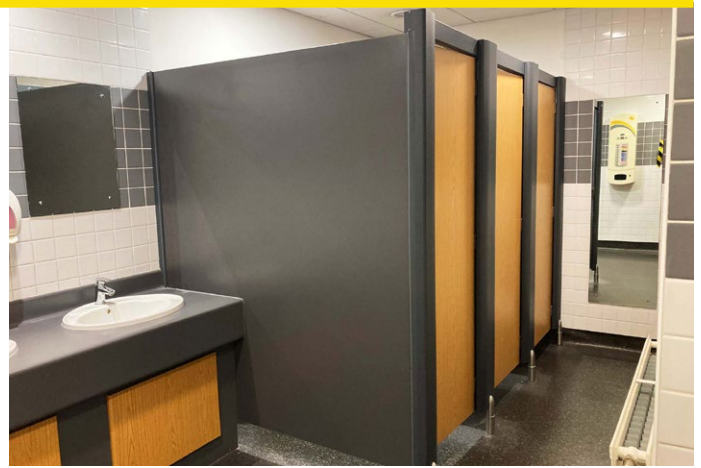
SAVILLS NOTTINGHAM  
 Enfield Chambers, 18 Low Pavement  
 Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)







## Rateable Value

We are advised that the property has been assessed as follows:

### First Floor

- Rateable Value - £68,000 (2017)
- Rates Payable - £34,816 (2022/2023)

### Second Floor

- Rateable Value - £68,500 (2017)
- Rates Payable - £35,072 (2022/2023)

## Service Charge

TBC

## EPC

### First Floor

D 85

## Second Floor

E 125

## VAT

VAT will be applicable.

## Legal Costs

Each party will be responsible for their own legal costs involved in this transaction.

## Money Laundering Regulations

In accordance with the Money Laundering Regulations, the Lessee will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

### Victor Ktori - BSc (Hons) MRICS

+44 (0) 7870 999 467  
vktori@savills.com

### Luke Epps

+44 (0) 7811 073 302  
luke.epps@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | 220708/LE

savills