

LABES HOUSE

4 Waterway Street West, Nottingham, NG2 1NL



Key Highlights

- Prime City Location with dual frontage
- Stunning light filled period studio office space
- Suitable for a variety of uses (STPP)
- Redevelopment potential (STPP)
- Offers in excess of £950,000 (Nine Hundred and Fifty Thousand Pounds)
- Rent £80,000pa exclusive

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

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Location

Nottingham is positioned at the heart of the UK, and is the economic powerhouse for the East Midlands, being the principal commercial and administrative centre for the region.

The property benefits from dual frontage to Waterway Street West and Traffic street, a short distance from Nottingham train station and City Centre.

Excellent road connectivity is provided via Queens drive A453 which connects to the A52 ring road and national motorway network to the west.

The immediate vicinity is predominantly categorised by professional and administrative businesses, together with student development, including, the landmark Development Unity Square, home of HM Land Registry and The recent Vantage student development, one of several new schemes.

Description

The property comprises an attractive three storey period building, of a traditional 19th century brick construction, under a pitched slate covered roof.

It is configured to provide two studio recording rooms and workshop/warehouse at ground floor, with a clear working height of 3.12m and two level access electric loading doors onto Traffic Street.

The first floor provides predominately open plan double height studio office space, benefiting from excellent natural light and finished to a "US Loft" style high specification.

Staff welfare facilities are well provisioned with WC's, Kitchen, and shower.

There is also an attractive mezzanine office and storage space.

Accommodation

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

FLOOR AREA	SQ FT	SQ M
Ground Floor	2892	268.66
First Floor	2923	271.53
Mezzanine Floor	784	72.84
Total	5,815	540.19
GIA	6,460	600.16

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Tenure

Freehold with Vacant Possession.

The property is also available to let at £80,000pa exclusive, on flexible lease terms.

Price

Offers in excess of **£950,000** (Nine Hundred and Fifty Thousand Pounds)

Business Rates

Rateable Value 2023 - £14,750

EPC

TBC

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Anti Money Laundering (AML)

Any offers accepted will be subject to completing AML checks.

Viewings

Viewings are available by prior appointment with the Sole Agent, Savills.

Contact

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