

FOR SALE / TO LET MODERN CITY CENTRE OFFICES

# UNIT 2 VICTORIA COURT

Kent Street, Nottingham, NG1 3LZ



## Key Highlights

- Excellent City Centre location
- Self-contained office building.
- Onsite car parking provision.
- High specification.

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

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

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## LOCATION

Victoria Court is situated with frontage to Kent Street which is located within close proximity to the Victoria Centre and within walking distance of the Market Square within Nottingham City Centre.

The premises are well located and benefit from good local amenities including retail and leisure facilities.

In addition, the attractive Lace Market District which is popular with boutique retailers, bars and restaurants is also within a short walking distance.

## DESCRIPTION

The subject premises comprises a self-contained unit set within a courtyard development of five separate office buildings.

Internally, the premises comprises office accommodation arranged over three floors and is configured to provide open plan accommodation, kitchen, W/C and shower facilities at ground floor. The first floor is configured to provide predominately open plan accommodation with 3 individual office suites, benefiting from its own kitchenette and W/C facility. The second floor comprises open plan accommodation with its own kitchenette and W/C facilities.

Externally, the premises benefit from a secured shared courtyard accessed directly off Kent Street, utilised for visitor parking and the premises benefit from a total of seven designated spaces, of which five are underground and two spaces are in the courtyard.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and are for guidance purposes only.

AREA	SQ FT	SQ M
Ground Floor	1,001	93.00
First Floor	1,441	133.90
Second Floor	1,479	137.40
<b>TOTAL</b>	<b>3,921</b>	<b>364.30</b>

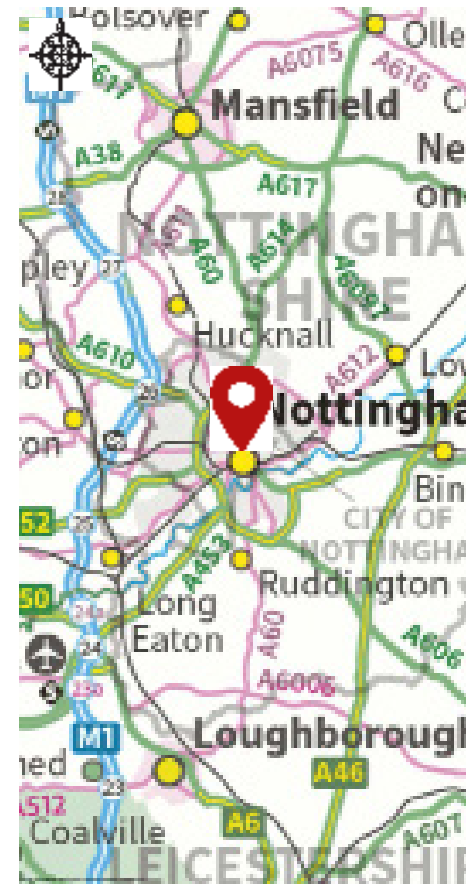
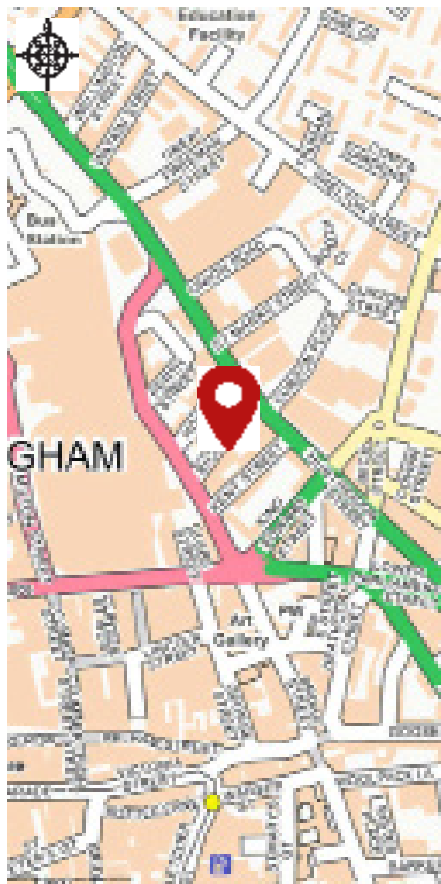
## SERVICE CHARGE

A service charge of £7,260 plus VAT per annum is payable in respect of the common areas.

## RATEABLE VALUE

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

Rateable Value (2023) - £35,750



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## VAT

VAT will be applicable.

## TERMS

The property is available on flexible lease terms.

## RENT

£49,000 per annum exclusive (£12.50 per sq ft).

## PRICE

£425,000 exclusive of VAT

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transactions.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

## CONTACTS

For further information please contact:

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