

# TO LET

NG1 Office space

Clarendon Chambers  
32 Clarendon Street  
Nottingham  
NG1 5LN

Nottingham  
**Propertyplus**



## CLARENDON CHAMBERS, 32 CLARENDON STREET, NOTTINGHAM, NG1 5LN

- City centre office accommodation in a period property
- Suitable for A2 and B1 use
- Parking available
- Rent inclusive of energy bills

### Location

This location is set within NG1 near Nottingham Trent University and the Royal Concert Hall

### Description

- 5 units available. Individually sized between 332 and 1010 square feet (16 to 18 square meters) across 2 floors.
- Communal areas including kitchen and W/C
- Meeting room hire available to tenants

### Lease Terms Of Years

The premises are available to let on flexible 28 day, rolling agreements

Nottingham  
**Propertyplus**

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

## Floor Area

Areas (approx.)	Sq M	Sq Ft
Multiple units up to	18	1010

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

## Rent

Ranging between £499 and £1,346 per month inclusive of VAT

## Rating

Rateable Value

The ingoing tenant must rely on their own enquiries from the Business Rates department 0115 9154819 for rates payable 2017/18

## EPC Rating

Differs per individual unit

## Service Charge

Included within 28 day liscence

## Services

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

## Legal Cost

Credit check fee will apply per application

## Viewing

Strictly by prior appointment, Please contact Property Plus on:

**Tel:** 0115 8763000

or

**Email:** [property.plus@nottinghamcity.gov.uk](mailto:property.plus@nottinghamcity.gov.uk)

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.