

Fully Fitted Grade A Offices | To Let

CBRE

# Unit E Nottingham One

8,258 sq ft (767.18 sq m)



CANAL STREET  
NOTTINGHAM  
NG1 7HG



## Property Benefits

STYLISH SELF-CONTAINED GRADE A OFFICE SPACE

HIGH SPECIFICATION FULLY FITTED, FULLY FURNISHED, DATA-CABLED TURN-KEY SOLUTION

CONTEMPORARY FINISHES THROUGHOUT

IMPRESSIVE DOUBLE HEIGHT RECEPTION AND MEZZANINE

NEW PLANT AND M&E THROUGHOUT IN 2019

OUTDOOR PRIVATE TERRACE OVERLOOKING WATERSIDE

ADJACENT TO NET TRAM INTERCHANGE

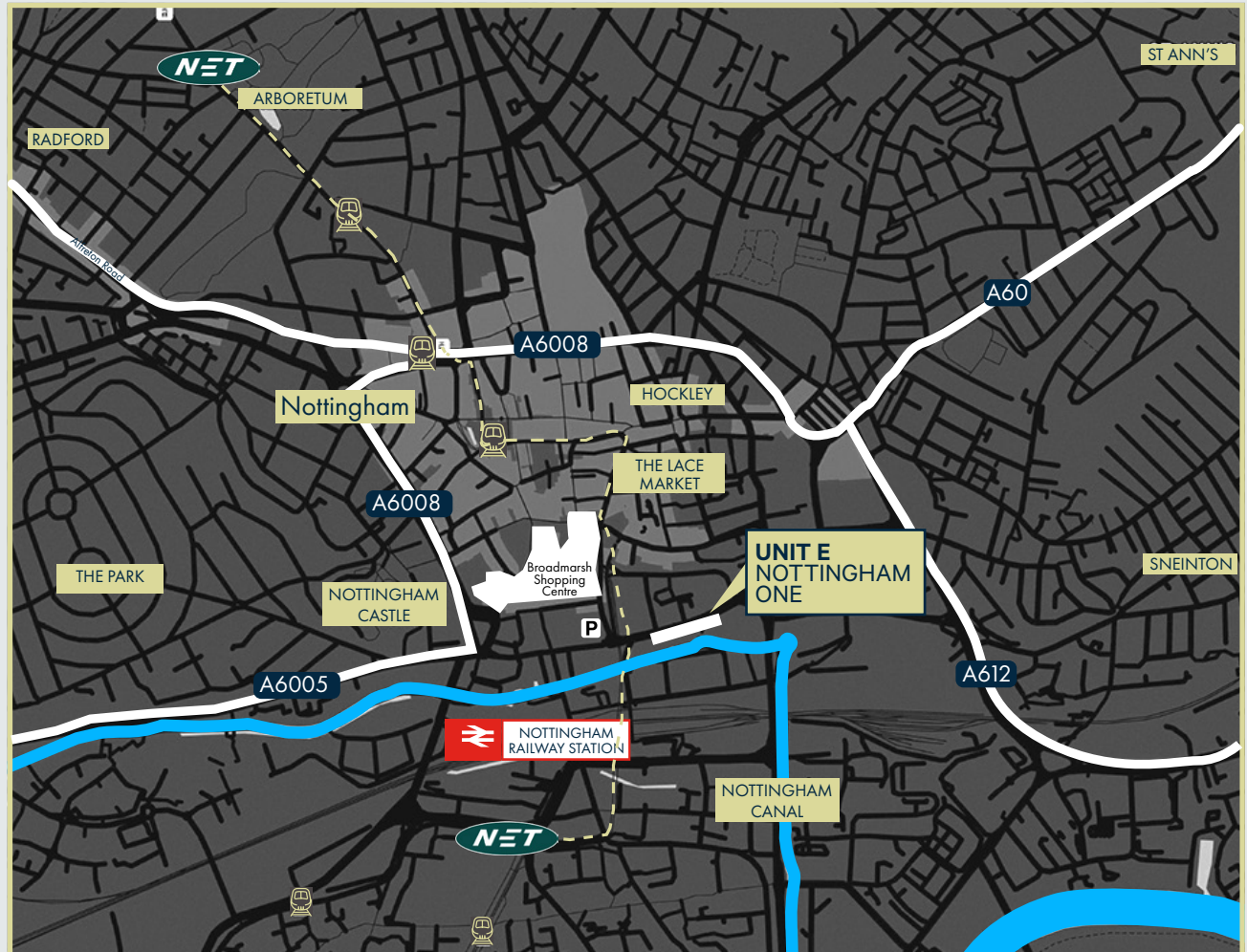
2 MINUTE WALK TO NOTTINGHAM TRAIN STATION

EPC 'B' RATING

25 PARKING SPACES INCLUDED (RATIO OF 1:330)

## Location

Nottingham One is one of Nottingham's landmark buildings running along Canal Street in the City's Southside. This core location offers unrivalled connectivity with the Broadmarsh Bus Station and Public Car Park, the NET Tram Terminus and Nottingham Train Station, all within a 2 minute walk.





## Description

Constructed in 2008 Unit E Nottingham One forms part of a development that is home to a number of well known occupiers including Eversheds, Mitrefinch and Finastra.

Unit E is a two storey fully self-contained unit which was fitted out by Overbury for the current occupier Finastra in 2020. The offices were taken as a shell and now provide a superb fully fitted and fully furnished (if required) turnkey solution which includes:

### Accommodation

Impressive main entrance with reception leading to a suite of board rooms, fully AV enabled meeting rooms, 'zoom' rooms, training room, quiet room/prayer room, fully fitted kitchen and break out area with canal side views, and an open plan area benefitting from full height glazing to the Canal Street, lift access to the first floor.

### First Floor

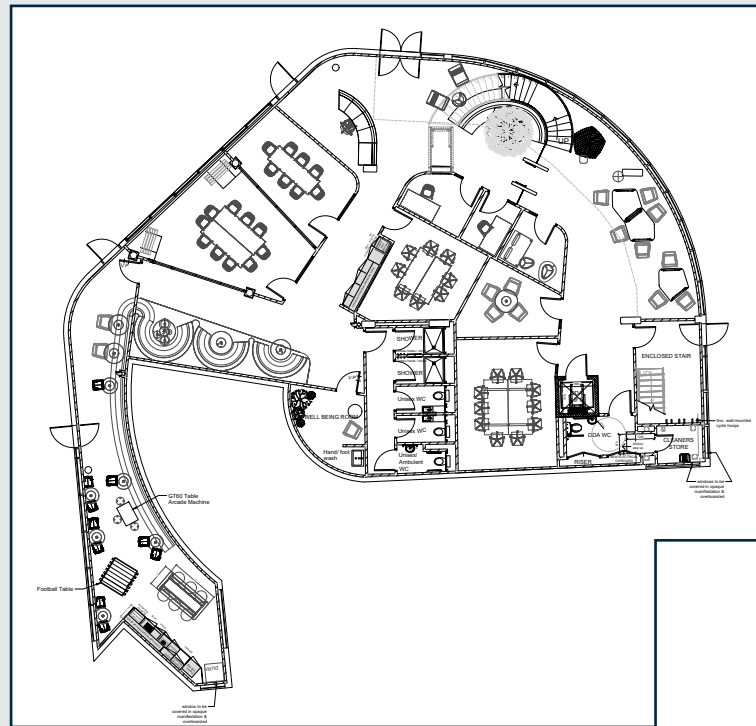
Accommodation on the first floor is located on a mezzanine which is more largely open plan with zoom room pods, fully fitted kitchen, town hall style meeting area, WCs and access to a south facing terrace.

All accommodation benefits from:

- daylight sensitive LED lighting
- 150mm full access raised floors
- new heating/cooling system
- services designed for an occupancy of 1 person per 8m<sup>2</sup>
- power and data cabling throughout

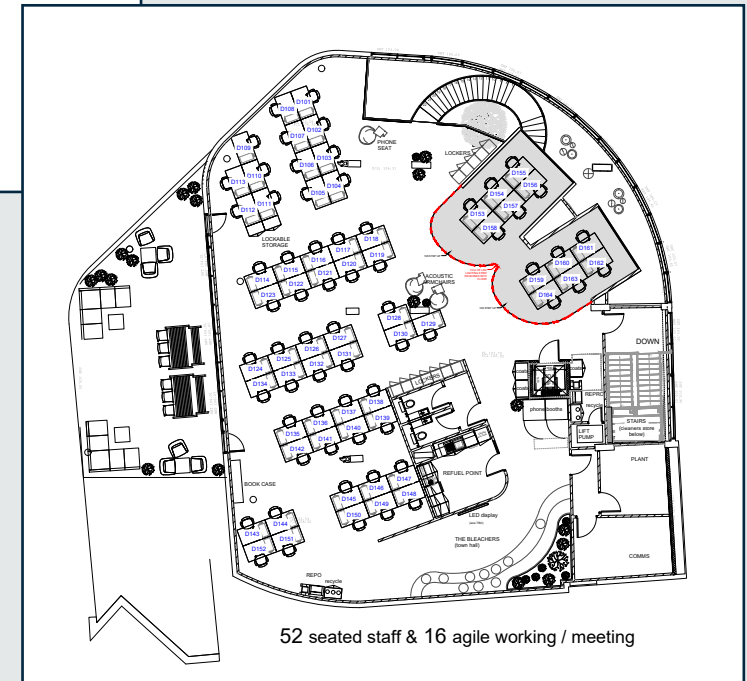
### Car parking

Car parking is secure and located in the basement to which there is lift access. 25 spaces are allocated to Unit E and there is potential for further spaces to be made available on a Licence basis at a cost of £1,200 per annum.



Ground Floor

## Floorplans showing current configuration



First floor

## Terms/ Tenure

Available by way of a new sublease of the whole for a term of years to be agreed - the current lease expiry is November 2034.

Alternatively available by way of an assignment of the whole.

## Rent

POA

## VAT

VAT is applicable to rent and service charge.

## Estate Service Charge

An estate service charge is payable of £2.44 per sq ft to cover maintenance of the common parts of the property and the basement car park.

## EPC

The property has an EPC Rating of B46.

## Contacts

For enquiries, please contact:

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