

# AGORA

CUMBERLAND PLACE | NOTTINGHAM | NG1 6HJ

## IMMEDIATELY AVAILABLE

Grade A offices  
5,681 - 27,412 sq ft  
(527.78 - 2,546.65 sq m)

Newly refurbished offices  
within the heart of Nottingham's  
Business District

## TO LET

- Newly refurbished
- Grade A open plan floor plates
- Concierge reception
- Dedicated secure parking





## → Description

Agora is located in the heart of Nottingham's CBD, just a short walk from the Market Square with Nottingham's amenities and infrastructure on its doorstep.

The office space forms part of the highly successful Agora, Cumberland Place courtyard development which also is home to Freeths, RBS, Coutts, Now Pensions and Thompsons.

## → Specification

The floors have been refurbished to provide high quality open plan offices incorporating an excellent level of natural lighting.

The landlord will give consideration to fully fitting out the office space on behalf of an in-going tenant. The specification includes:

### OFFICE SPACE

- Flexible open plan offices
- New suspended ceiling with LED lighting
- Comfort cooling
- Newly carpeted raised floors
- DDA access

### BUILDING AMENITIES

- Impressive double height reception with informal meeting space
- Two passenger lifts
- Cycle storage
- WC's & shower
- Shared courtyard
- Secure undercroft car parking spaces

## → Availability

	Sq ft	Sq m
<b>First Floor</b>	5,681	527.78
<b>Third Floor</b>	7,590	705.13
<b>Fourth Floor</b>	7,554	701.78
<b>Sixth Floor</b>	6,587	611.95





first floor  
5,681 sq ft (527.78 sq m)





third floor  
7,590 sq ft (705.13 sq m)





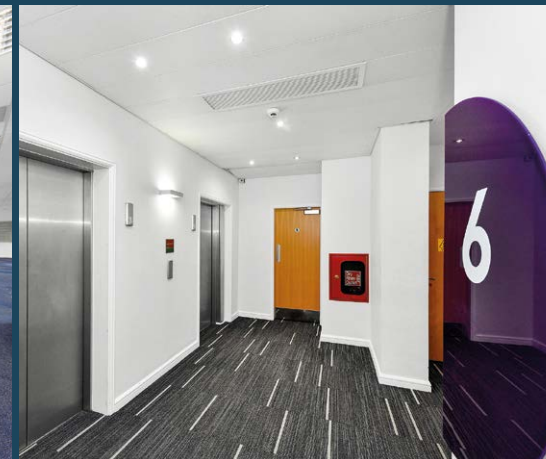


fourth floor  
7,554 sq ft (701.78 sq m)





sixth floor  
6,587 sq ft (611.95 sq m)





## → Local Amenities

### Hotels / Bars / Restaurants

- 1 Harts Hotel
- 2 Browns
- 3 Cast at The Playhouse
- 4 Park Plaza
- 5 Chapel Bar Restaurants
- 6 World Service
- 7 Premier Inn
- 8 Crowne Plaza

### Shopping Leisure

- 9 Nottingham Castle
- 10 Chapel Quarter
- 11 Nottingham Playhouse
- 12 Theatre Royal
- 13 The Cornerhouse
- 14 Bridlesmith Gate Shopping
- 15 Victoria Shopping Centre





## → Location

Agora benefits from an ideal position to access the city centre, only minutes from The Market Square, in addition to the city's public and private transport infrastructure, both of which have recently received major investment to improve the city's connectivity.

### Travel Times

	Tram Stop	5 mins
	Nottingham Transport Hub	10 mins
	Leicester	24 mins
	Derby	27 mins
	Birmingham	1 hr 14mins
	London	1hr 42mins
	East Midlands Airport	14 miles
	M1 South - Junction 24	11.4 miles
	M1 South - Junction 25	7.2 miles
	M1 North - Junction 26	4.6 miles



## → Business Rates

Interested parties should undertake their own review though indicative rates as follows: Description: Offices & Premises

Floor	Rateable Value 2022/23	EPC	Rent
1st	£88,000	C (72)	£122,141 p.a
3rd	£105,000	TBC	£170,775 p.a
4th	£105,000	TBC	£169,965 p.a
6th	£99,000	TBC	£148,207 p.a

## → VAT

VAT applies at the standard rate.

## → Service Charge

A service charge is payable. Further information is available upon request.

## → Lease Terms

Offices are available to let on a new FRI lease subject to a service charge.



## → Contact



**James Keeton**  
07812 250 857  
james.keeton@m1agency.co.uk

**Toby Wilson**  
07500 926 727  
toby.wilson@m1agency.co.uk



**Michelle Mills**  
07733 314 585  
michelle.mills@cbre.com

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