

Single Floorplate City Centre Grade A Fully Fitted Offices

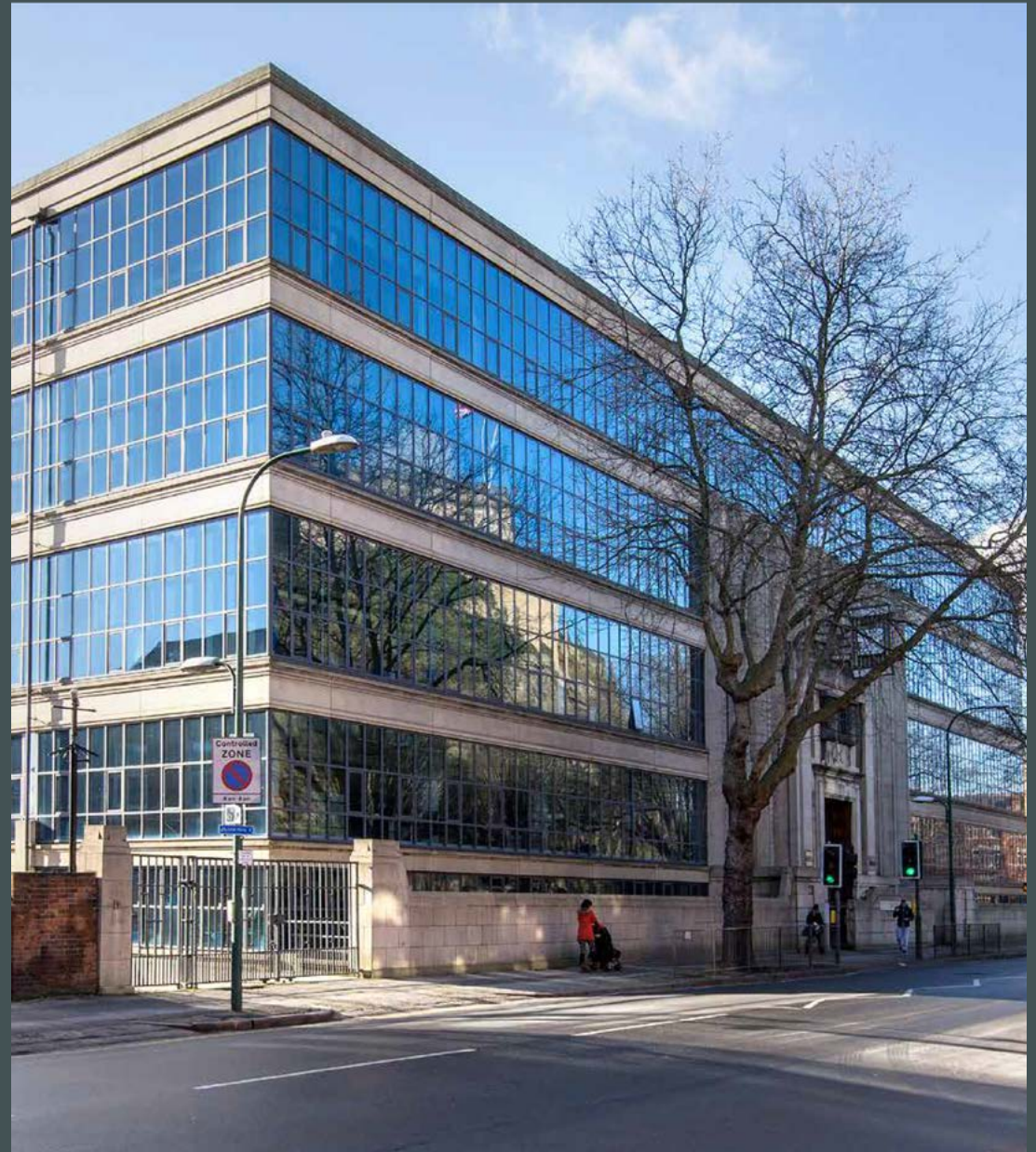
New Castle House

16,624 sq ft

(1,492.28 sq m) NIA



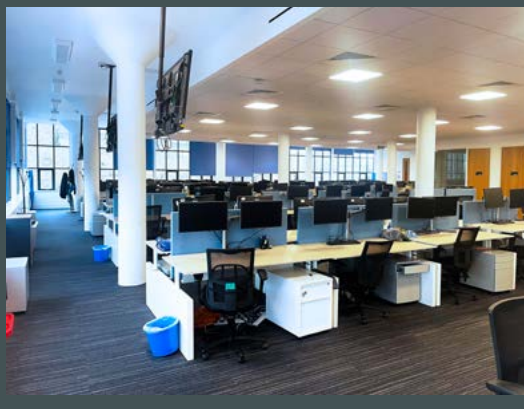
CASTLE BOULEVARD,
NOTTINGHAM NG7 1FT



KEY FEATURES

- Top floor office with views across to Nottingham Castle and Nottingham Canal
- Good quality tenant fit out in situ forming a number of offices, training rooms, board rooms, kitchen and break out areas
- Majority of space open plan
- Full access raised floors with data and power in situ
- Suspended ceiling with LED PIR lighting
- Good level of natural light with windows to all elevations and blinds in situ
- Ceiling mounted heating/cooling system
- Three 13 passenger lifts
- Feature reception with concierge services
- 24/7 access
- 5 minute walk to Nottingham Train Station
- 20 on site dedicated parking spaces included free of charge- additional potentially available by Licence
- Secure cycle stores and male and female shower facilities
- Additional basement storage may be available

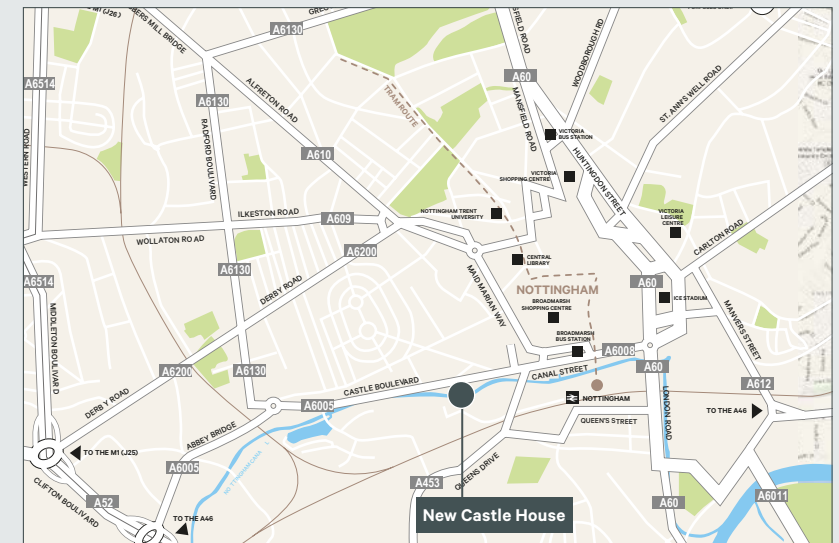
Rear of property



Location

New Castle House occupies a high profile city centre location on Castle Boulevard with superb access to the City's comprehensive public and private transport provision. The offices are walking distance of Nottingham Railway Station, Nottingham Express Transit Tram stops, the Broadmarsh Bus Station and car parks and all City amenities including bars, cafes, restaurants and convenience stores within a 5 minute walk.

The large site is bound to the south by Nottingham Canal and to the north by Nottingham Castle. Nearby occupiers include Browne Jacobson, Calyx, HMRC and Entain.



Description

New Castle House is a prominent four storey Art Deco building constructed in 1929. The front elevation comprises the original stone façade and is Grade II Listed. The property was comprehensively redeveloped and extended in 1989 and was designed to allow natural light across the full depth of the floorplate whilst also benefitting from a very generous floor to ceiling height.

Terms/ Tenure

Available by way of an assignment or subletting of the whole. Current lease expires November 2025. Lease Inside the Act. Strong potential for premises to be available by way of a new lease direct from the Landlord on terms to be agreed. Details of current passing rent available from the agent.

Business Rates

According to the Valuation Office Agency website the Rateable Value of the 3rd Floor Office is currently listed as £222,000.

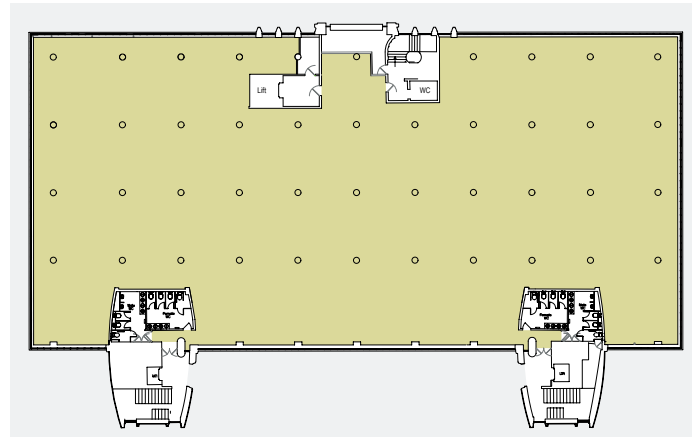
EPC

The office has an EPC Rating of B.

Service Charge

A building service charge is applicable and details can be provided by the agent

Indicative floor plan



Contacts

For enquiries, please contact:

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Subject to contract disclaimer: CBRE Limited, March 2024

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