

37 Park Row

NOTTINGHAM | NG1 6GH

Lambert
Smith
Hampton



6,517 sq.ft
(605 sq.m)

Grade A 2nd floor office accommodation in the heart of Nottingham City Centre

- Recently refurbished building
- Stunning entrance reception
- Secure on-site parking

TO LET



2ND FLOOR | 37 PARK ROW
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Description

The subject building is arranged over four upper floors, NOW: Pensions occupying the third & fourth floors and Thompsons Solicitors on the first floor.

The building is served by an impressive ground floor manned reception and two passenger lifts. To the rear of reception access is gained to the building's secure car park.

The vacant second floor provides entirely open plan Grade A accommodation of the following specification:

- Air conditioning
- Raised access floor
- Suspended ceilings incorporating LED lighting
- Double glazed full height windows

Location

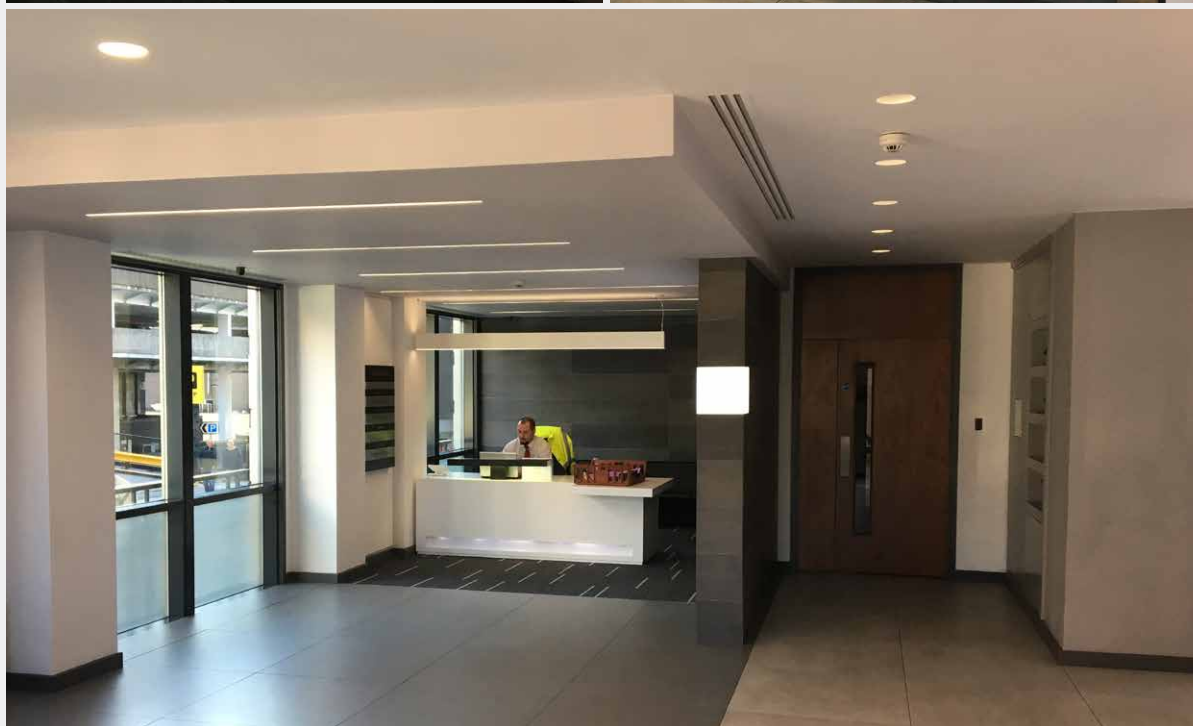
The property is located at the heart of Nottingham's traditional office district, at the junction of Park Row, Cumberland Place and Regent Street. The surrounding area comprises a mixture of period buildings and purpose built offices occupied by mainly professional occupiers.

Accommodation

Net Internal Area	sq.ft	sq.m
Ground floor	6,517	605

Car Parking

5 spaces available



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Business Rates

2nd floor, 37 Park Row,
Nottingham NG1 6GH RV =
£101,000

Terms

The 2nd floor is held on a lease
due to expire September
2025. Interest is invited for
the whole on terms to be agreed.

Rent

Upon Application.

EPC

Rating – 74 (Band C).

Planning

B1(a) - offices.

VAT

The property is subject to
VAT, payable at the standard rate.

Legal Costs

The incoming occupier will be
responsible for the landlord's
reasonable legal costs.

Further Information

To arrange a viewing or request any
further information, please contact
the sole agents:

Andrew France

M: 07548 706333

E: afrance@lsh.co.uk

**Lambert
Smith
Hampton**

0115 950 1414
www.lsh.co.uk