

# 6 STANFORD STREET

NOTTINGHAM NG1 7BQ

High quality refurbished offices located in the heart of Nottingham City Centre  
**1,412 sq m (15,198 sq ft)**

## TO LET

- Attractive Period building
- Currently being refurbished to a very high standard including feature LED lighting, heating & cooling system
- Excellent natural light throughout
- Passenger lift access to all floors
- Within walking distance of the Train Station



AVAILABLE FLOOR-BY-FLOOR / MULTIPLE FLOORS / AS A WHOLE





## LOCATION

The property is located in the heart of Nottingham City Centre on Stanford Street, which runs parallel to Lister Gate, one of the main southern pedestrian thoroughfares that connects the Market Square and Nottingham Train Station / NET Tram terminus. By virtue of its central location, the offices also benefit from all the bars, restaurants and retail that the City Centre has to offer.

## DESCRIPTION

The property is currently the subject of a very high-level refurbishment of all floors and its common areas. The specification of the refurbishment is as follows:

- Full redecoration and new flooring throughout
- Brand new WC and kitchen facilities to each floor
- Stripped back full height ceilings with feature LED spot-lighting
- Period features including exposed fluted columns and original sash windows providing excellent natural light throughout
- Feature entrance lobby and staircase / passenger lift access to all floors

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Lower Ground Floor	241	2,594
Ground Floor	234	2,519
First Floor	221	2,379
Second Floor	241	2,594
Third Floor	231	2,486
Fourth Floor	244	2,626
<b>Total</b>	<b>1,412</b>	<b>15,198</b>

## EPC

An EPC is available upon request.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for retail falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order 2020.

## BUSINESS RATES

Guide figures are available upon request.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

The quoting rent is **£16.00 per sq ft**.

## SERVICE CHARGE

A service charge is levied to cover the costs of the upkeep and maintenance of the common parts of the building. Guide figures are available upon request.

## VAT

VAT is applicable to the rent at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## SUBJECT TO CONTRACT

Viewing by prior appointment only.

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