



TO LET

1 EAST CIRCUS STREET

NOTTINGHAM, NG1 5AF

7.33 – 57.03 sq m
(79 – 614 sq ft)

Period Office Suites In Character Building

- Recently refurbished to a high standard
- Available as full first floor or individual office suites
- Boasts period features and large bay window
- City Centre location in Nottingham's most prestigious business quarter
- Neighbouring Browns Brasserie
- Potential for Small Business Rates Relief



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**IMMEDIATE
OCCUPATION**





LOCATION

This property is located in a prominent position on East Circus Street in the heart of Nottingham's professional quarter, close to its junction with Park Row and next door to Browns Brasserie.

This area is extremely popular as a location for solicitors, barristers, financial services, medical consultants and property professionals.

DESCRIPTION

The property provides 3 office suites over the first floor which can be let as a whole or individually.

The suites boast original features such as imposing ceiling heights, large sash windows and ornate cornicing, coupled with modern LED strip lighting and carpeted floors. There is also shared male/female WC facilities.

The entrance hall comprises large decorative doors, Victorian tiled flooring and an impressive chandelier.

There is on-street and multi storey car parking available in the immediate vicinity to the property.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT	AVAILABILITY
Suite 1	27.78	299	AVAILABLE
Suite 2	21.92	236	AVAILABLE
Suite 3	7.33	79	AVAILABLE
TOTAL NIA	57.03	614	

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 124 falling within Band E.

BUSINESS RATES

Charging Authority: Nottingham City Council
 Description: Offices and premises
 Rateable Value: Suite 1 - £3,600
 Suite 2 - £2,900
 Suite 3 - £820
 Period: 2023/24

Small Business rates relief could be applicable.

RENT

The Suites are immediately available at the following quoting rent:

Suite 1: £10,500 per annum
Suite 2: £8,250 per annum
Suite 3: £2,750 per annum

Rents are inclusive of utilities and broadband.

VAT

VAT is not applicable.

LEGAL COSTS

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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