



6 Stanford Street, Nottingham, Nottinghamshire NG1 7BQ

Office Accommodation

- ▶ **NIA: 2,380 - 15,111sqft (221.1 - 1404sqm)**
- ▶ **Available on a floor by floor basis or as a whole**
- ▶ **Grade II listed property within a central location benefitting from City Centre amenities**
- ▶ **Undergoing refurbishment due to be completed in Q2 2022**

For enquiries and viewings please contact:



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Location

The property is located on Stanford Street, adjacent to Lister Gate and accessed by road via Castle Gate, a semi-pedestrianised thoroughfare linking Maid Marian Way to Nottingham City Centre. The property is a short distance from the Market Square which benefits from an NET tram stop as well as several bus connections. The property is situated a 10 minute walk from the train station and the new Broadmarsh Car Park which has recently been completed - providing parking for up to 1,400 motor vehicles. Maid Marian Way offers access to Nottingham's southern relief route and Ring Roads, which lead to the M1 motorway, located to the west, with Junction 24, 25 and 26 providing national access. Nottingham train station offers national rail links to Birmingham and London St Pancras. Nearby occupiers include Nelsons Solicitors, Marks and Spencers, Greggs and Birds Bakery.

Description

The Grade II listed property, comprises of six stories of self-contained office accommodation which benefit from a communal entrance, staircase and passenger lift. Each floor benefits from open plan office accommodation and is to be refurbished to the following specification; new carpets throughout, perimeter trunking, suspended ceiling with inset LED lighting and ceiling cassette heating and cooling - along with internal kitchenette facilities, meeting rooms and breakout offices, with male and female W/Cs located on all but the fourth floor, which offers panoramic views of Nottingham's Cityscape.

Accommodation

	Sq M	Sq Ft
Lower Ground Floor	241.5	2,600
Upper Ground Floor	234.7	2,526
First Floor	221.1	2,380
Second Floor	231.4	2,491
Third Floor	231.1	2,488
Fourth Floor	244	2,626
Total	1,403.8	15,111

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended. Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. The property is Grade II listed (No. 1270422). (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of Nottingham City Council).

Tenure

The property is available as a whole or on a floor by floor basis by way of a new full repairing and insuring lease with terms to be agreed between the parties.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Offices & Premises" and currently assessed as follows:-

Lower and Upper ground floors: £40,000
Indicative rates payable 2021/22: £19,960 per annum

First and Second floors: £42,750
Indicative rates payable 2021/22: £21,332.25 per annum

Third floor: £23,000
Indicative rates payable 2021/22: £11,477 per annum

Fourth floor: £24,000
Indicative rates payable 2021/22: £11,976 per annum

All interested parties are advised to confirm the business rates with the Valuation Office Agency (VOA).

Rent

From £16 per square foot

Service Charge

A service charge will be levied to cover a proportionate amount of the utilities and costs incurred by the landlord for external building repairs and maintenance, upkeep and maintenance of the common parts, buildings insurance, Business Rates etc. This will only be applicable on a floor by floor basis.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

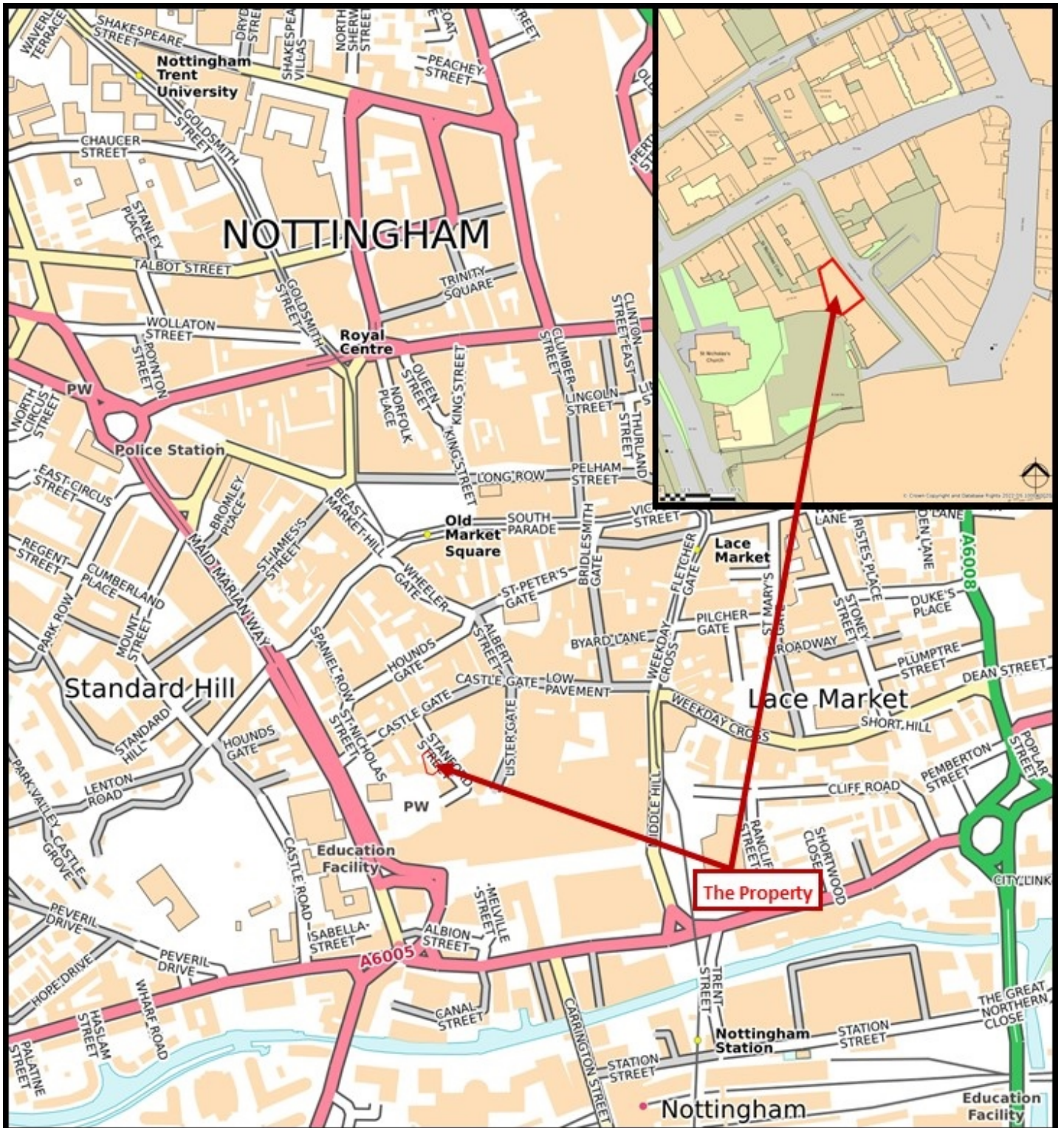
We understand the property previously fell under an EPC listing of a larger assessment and is being reassessed.

Viewings

Viewings are by appointment with Innes England Tel: 0115 9243243

Or our joint agent: FHP Property Consultants Tel: 0115 9507577

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