

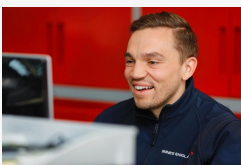


Gothic House, Barker Gate, Nottingham, East Midlands NG1 1JU

Offices

- ▶ **Suites from 190 sq ft - 2,150 sq ft**
- ▶ **Flexible terms and all inclusive rents**
- ▶ **Period building located within Nottingham's Creative Quarter**
- ▶ **Within walking distance of Nottingham's Market Square, Ice Arena and the vibrant Hockley**

For enquiries and viewings please contact:



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Location

The property is located on Barker Gate at the heart of Nottingham's Creative Quarter, circa 0.5 miles from Old Market Square. The Creative Quarter is home to Nottingham's niche shops, bars, and restaurants as well as a multitude of period buildings, many of which have been converted to office accommodation.

The property benefits from superb transport links; the A60 links to Nottingham's Southern Relief Route as well as Nottingham's northern conurbations, the lace market car park and NET - Nottingham's award-winning Tram Service - lie within a 5-minute walk.

Nearby occupiers include; Anoki, Bunk, Nottingham College and Annie's Burger Shack.

Description

The property comprises a period building with on street parking to the front. Offering a range of high-quality office accommodation and meeting rooms, available separately or combined and can be taken on flexible terms.

The specification includes;

- Gas fired central heating
- Double glazing
- Suspended ceilings
- Comfort cooling
- Wall plug sockets
- Category II lighting

There is on street parking available immediately outside the property.

Accommodation

	Sq M	Sq Ft
Total	558	6,006

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, Second Edition.

Planning

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Services use) under the Town and Country Planning (Use Class) order 1987 and its subsequent amends.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

Suites under 600sqft are available on flexible terms.

Suites over 600qft are available on a minimum term of 3 years.

Business Rates

Included within the rent.

Rent

The current suite availability is as follows:-

Ground Floor A05 & A06 - 400 sq ft - LET
First Floor B01-B02 - 736 sq ft - £21,600 pa
First Floor B06-B09 - 930 sq ft - £24,000 pa
Second Floor C01, C20, C02, C19 - 660 sq ft - £16,800 pa
Second Floor C07 - 190 sq ft - £ 5,400 pa
Second Floor C10 - 2150 sq ft - £36,800 pa
Third Floor D01 - 300 sq ft - £8,400 pa
Third Floor D08 - 220 sq ft - £7,200 pa
Fourth Floor E07 & E08 - 420 sq ft - £10,800 pa

The rent includes; business rates, buildings insurance, broadband, electricity, gas, water, service charge, management, security and cleaning

Service Charge

Included within the rent.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

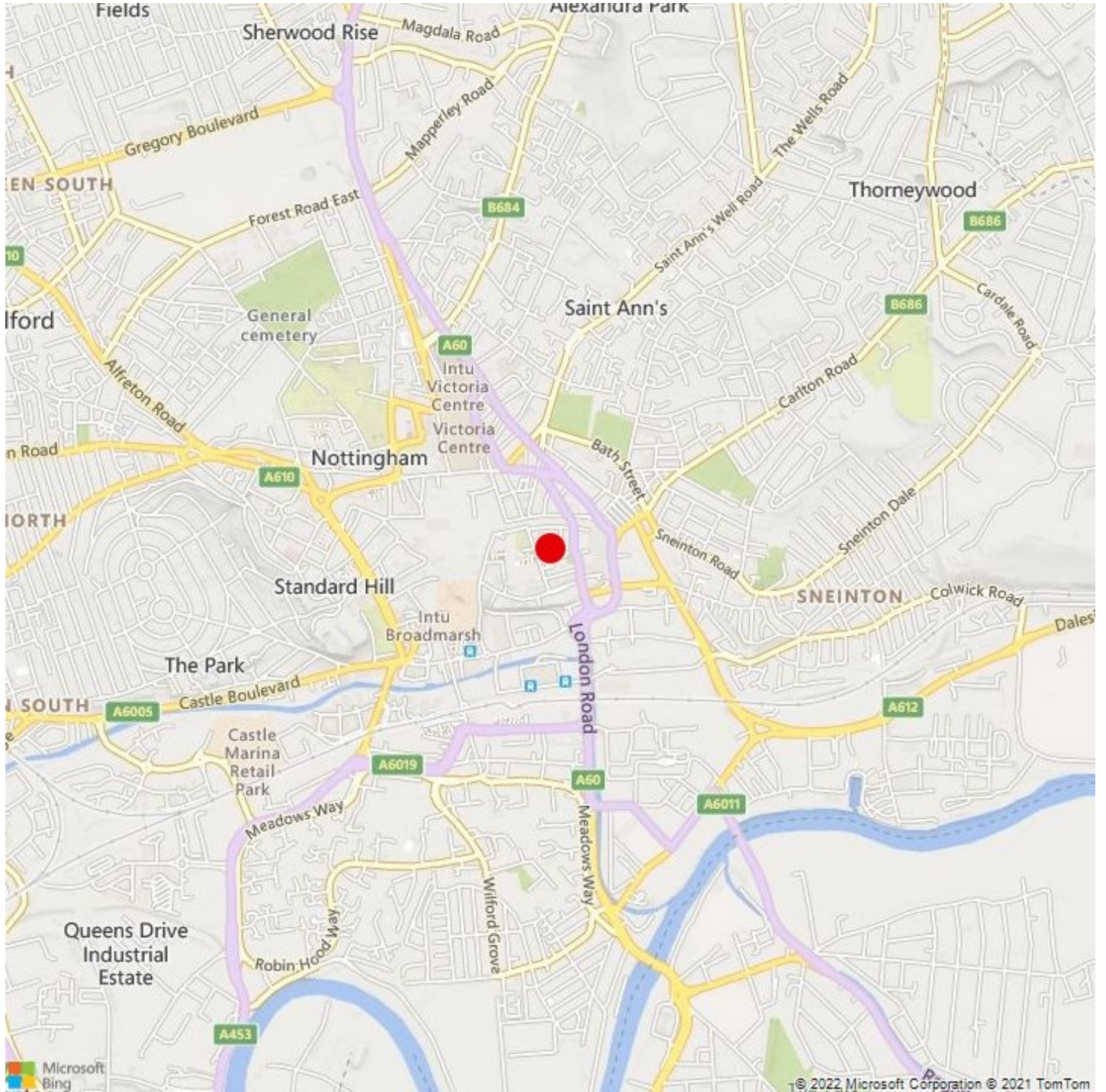
The premises have an EPC assessment of D - 94

Viewings

Viewings are by appointment with sole agents Innes England

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