

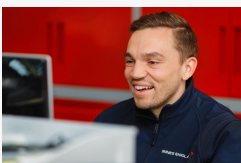


**2nd Floor Lock House, 2 Castle Meadow Road, Nottingham, Nottinghamshire  
NG2 1AG**

## **Modern Grade A Offices**

- ▶ **NIA: 5,780 sq ft**
- ▶ **2nd floor refurbished to a Grade A specification**
- ▶ **Dedicated on-site parking for 11 cars**
- ▶ **Prominent location within walking distance of Nottingham Train Station and City Centre**

For enquiries and viewings please contact:



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### Location

Lock House occupies a prominent position on Castle Meadow Road, in Nottingham city centre providing convenient access to retail and leisure amenities. The property has excellent public transport links with the NET tram network, Broadmarsh bus station and Nottingham train station all within a short walking distance. The property also benefits from idyllic views of Nottingham Canal that neighbours the property as well as being within walking distance of Nottingham Castle. The train station provides frequent services to London St Pancras (journey time 1hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby. The NET tram network and bus routes run regular services in and around the city and to the surrounding suburbs.

### Description

The property comprises the 2nd floor of a purpose built three storey office on the southern edge of the city centre. The office provides mainly open plan accommodation, the 2nd floor has been refurbished to a Grade A specification and provides the following specification;

- Raised access floors incorporating floor boxes
- Suspended ceilings with LED lighting
- Redecoration throughout
- New flooring throughout
- New comfort cooling unit
- Refurbished integral wc's
- Refurbished fully fitted kitchen
- Passenger lift access

There are also plans to refurbish the communal entrance way. There are 11 dedicated on-site car parking spaces allocated to the suite.

### Accommodation

	Sq M	Sq Ft
Second Floor	537	5,780
<b>Total</b>	<b>537</b>	<b>5,780</b>

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 the following uses:

Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### Tenure

The suites are available as a whole or separately on a new effective full repairing and insuring lease for a term of years to be agreed.

### Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand that the property has the following assessment:

2nd Floor Rateable Value: £77,500

2nd Floor Indicative rates payable 2023/24: c. £39,680

All parties are advised to make their own enquiries of Nottingham City Council.

### Rent

£95,000 per annum

### Service Charge

A service charge will be levied to cover a proportionate amount of the costs incurred by the landlord for external building repairs and maintenance, upkeep and maintenance of the common parts, buildings insurance etc. Please note the utilities (gas, water and electric) for the suite are included within the service charge.

The passing level of service charge is available from the agents.

### VAT

VAT is applicable.

### Legal Costs

Each party will bear their own legal costs incurred in the transaction.

### EPC

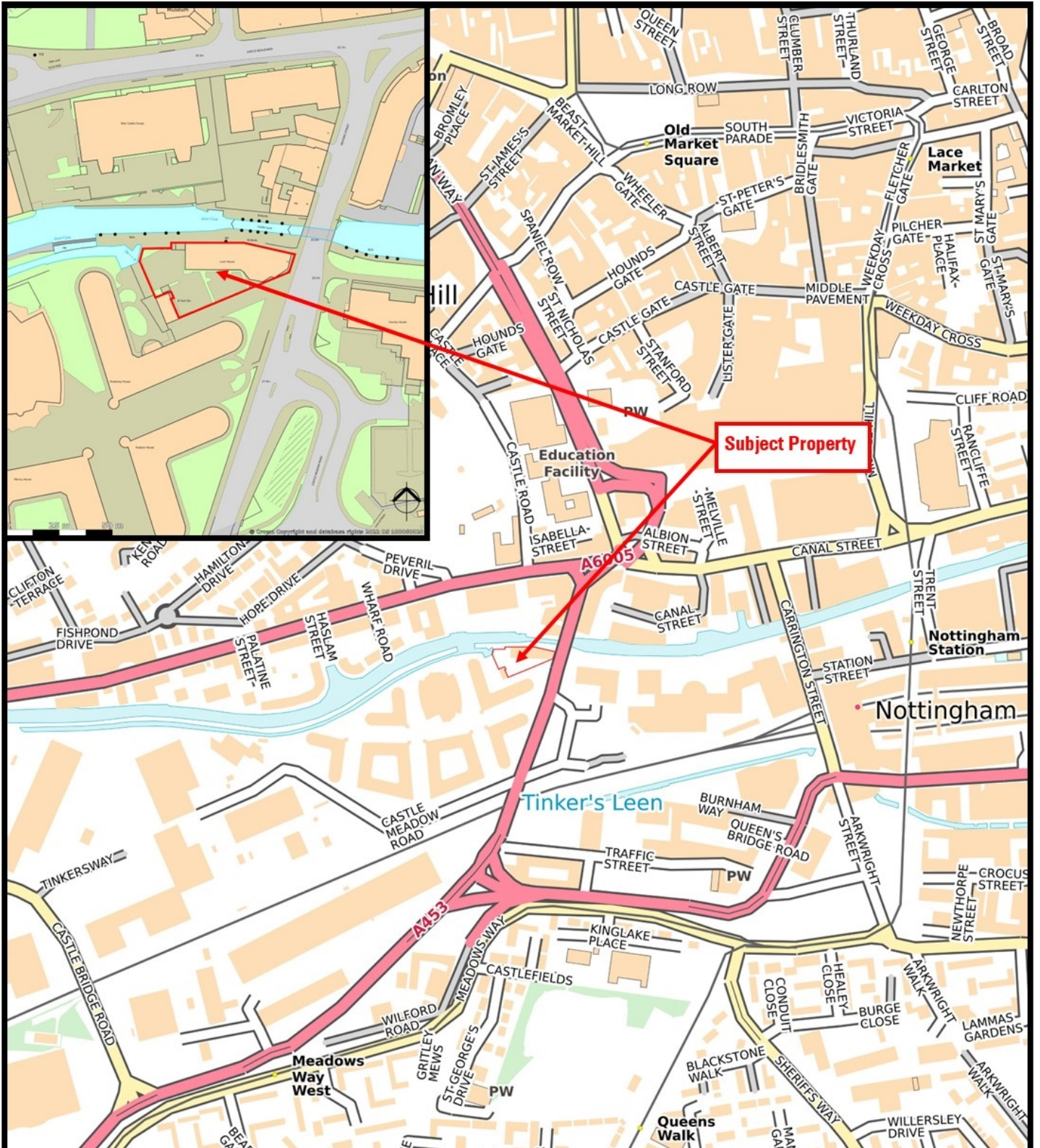
Available from the agents.

### Viewings

Viewings are by appointment with sole agents Innes England.

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