

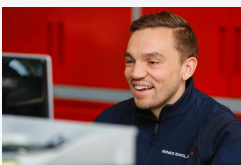


31 Park Row, Nottingham, Nottinghamshire NG1 6GR

Serviced offices

- ▶ **From 140 - 8,450 sq ft**
- ▶ **Currently under refurbishment, available August 2023**
- ▶ **Variety of sizes available from a single desk to a whole floor**
- ▶ **Car parking available on site**

For enquiries and viewings please contact:



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Location

31 Park Row is one of the most prominent buildings in Nottingham's prestigious Professional Quarter, occupying a corner position on Park Row and Maid Marian Way. The central location ensures that all facilities of the City Centre are within easy walking distance, including Browns Restaurant which sits opposite the property. The property benefits from excellent transport links with the Nottingham NET Tram system and with several bus routes running into and out of the city along Friar Lane and Fletcher Gate.

Description

31 Park Row provides high-quality serviced offices, studios and co-working space in a prestigious location across five floors. The property is available on a per desk basis, smaller serviced offices on flexible terms or as a whole floor on a fixed term. Meeting areas and breakout rooms will be available for each floor also.

The specification includes:

- Reception service
- IT Support provided
- Flexible Lease
- 24 Hour Access
- Car parking
- Secure bike rack
- Shower facilities

Accommodation

	Sq M	Sq Ft
G01	30.7	330
101	39	420
102	17	183
108	85	915
201	45	484
206	36	388
3rd floor	400.5	4,311
401	83	893
402	89	958
403	131	1,410
Total	785	8,450

All parties are recommended to carry out their own measurements.

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 an office, clinics and day nurseries. However, we will advise that all interested parties make their own enquiries to Nottingham City Council.

Tenure

The property is available on a per desk basis, as smaller serviced offices on flexible terms. Or as a whole floor for a 3-5 year lease.

Rent

An inclusive price is available on application.

Service Charge

Included within the rent.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC rating is available from the Agents.

Viewings

Viewings are by appointment with sole agents Innes England.

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