

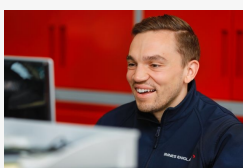


3rd & 4th Floor Offices, 31 Park Row, Nottingham, Nottinghamshire NG1 6GR

Grade A Offices

- ▶ **From 4,139 - 8,470 Sq Ft**
- ▶ **Currently under refurbishment, available August 2023**
- ▶ **Well known office building within Nottingham's Professional Quarter**
- ▶ **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, namely Old Market Square, which offers a wealth of amenities such as Starbucks, Costa Coffee and Slug & Lettuce. Browns Restaurant also 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

The property comprises a 5-storey building, accessed via a pedestrian door leading off Maid Marian Way. The separate entrance leads into a reception area with passenger lift and stairwell to the other floors as well as a ground floor breakout room.

The third floor is available as one large open plan office with the fourth floor available as a whole or in smaller offices on a serviced office basis. All floors benefit from large windows to the side elevations. There are also WC's and kitchenettes on each floor. The specification will include LED lighting, gas central heating, mix of floor covering, air handling units and shower facilities.

Externally, car parking is available at £80 per month per space.

Accommodation

	Sq M	Sq Ft
3rd Floor	400.5	4,311
4th Floor	384.5	4,139
Total	787.4	8,476

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. 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 3rd floor is available as a whole for a 3-5 year lease. The 4th floor is also available as a whole or in part on a lease of 3-5 years or flexible serviced office terms.

Business Rates

To be reassessed on occupation. A guide rates payable is available from the Agents.

Rent

£25 per sq ft on an exclusive basis

An alternative inclusive price is available for a serviced office and is available at £199 per desk per month (please note this excludes business rates).

Service Charge

The service charge will be levied to cover maintenance on parts of the property used in common. A guide to the service charge cost is £5 psf.

VAT

VAT is applicable on the rent and service charge

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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