



**Castle Court, 59 Castle Boulevard, Nottingham, Nottinghamshire NG7 1FD**

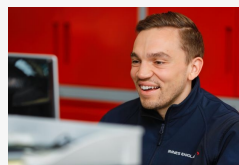
## Offices

- ▶ **From 23,423 sqft to 31,969 sqft**
- ▶ **Dedicated on site car parking for up to 35 vehicles**
- ▶ **Prominent & accessible location**
- ▶ **Within walking distance of the City Centre, bars, restaurants, retail and leisure amenities.**

For enquiries and viewings please contact:



**Craig Straw**  
07967 680 964  
[cstraw@innes-england.com](mailto:cstraw@innes-england.com)



**Ross Whiting**  
07921 948501  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)

### Location

Castle Boulevard is an established commercial location with nearby occupiers including Nottingham University, Browne Jacobson, UNiDAYS, GTT and Calyx. There are also a number of bars and restaurants close by, including Fothergills and World Service.

Castle Court is prominently positioned on Castle Boulevard close to its junction with the A453 (Wilford Road) in Nottingham city centre, a short distance from Maid Marian Way, which forms part of the inner city ring road system.

The property is also in close proximity to Nottingham Magistrates Court on Canal Street. The location provides good access out towards the surrounding areas and junctions 24, 25 and 26 of the M1 motorway.

The property benefits from excellent public transport links and is within walking distance of the Nottingham railway station, Nottingham Express Transit tram stops and a comprehensive bus service.

### Description

The property comprises a Grade II Listed building which has been converted to provide a range of self-contained office suites combining a contemporary fit out with period features.

Suites are available on a combined basis from 23,423sqft upwards.

Externally the property benefits from secure undercroft and courtyard parking with up to 35 spaces being available by negotiation.

### Accommodation

	Sq M	Sq Ft
West Lower Ground Floor	296.9	3,196
East Ground Floor	497	5,350
West Ground Floor	333.3	3,588
East First Floor	479.8	5,165
West First Floor	322	3,466
Second Floor	1,040.9	11,204
<b>Total</b>	<b>2,969.9</b>	<b>31,969</b>

### Planning

We understand the property benefits from planning consent for Class E making the premises suitable for uses such as an office, research & development, clinics or health centre. Alternative uses may be suitable (subject to planning). The property is Grade II Listed (No.1246547). (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### Tenure

The accommodation is available on a new effective full repairing and insuring lease for a term to be agreed.

### Business Rates

The Property is currently assessed as follows:

#### Lower Ground Floor

Office and Premises: £14,250

Indicative Rates payable 2024/5 £7,110 pa

#### Prt Grd, 1st and 2nd Floors

Office and Premises: £144,000

Indicative Rates payable 2024/5 £78,624 pa

Source: VOA website.

The property may need reassessing depending on the extent of accommodation leased. Indicative rates payable are available from the agent upon request.

Some parties may benefit from small business rates relief. Interested parties are advised to make their own enquiries with the VOA.

### Rent

From £14.75 psf

### Service Charge

A service charge will be levied to contribute towards maintenance and upkeep of the common area. A guide and a full breakdown is available from the agents upon request.

### VAT

VAT will be applicable to the rent.

### Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.

### EPC

Lower Ground Floor : D(97)

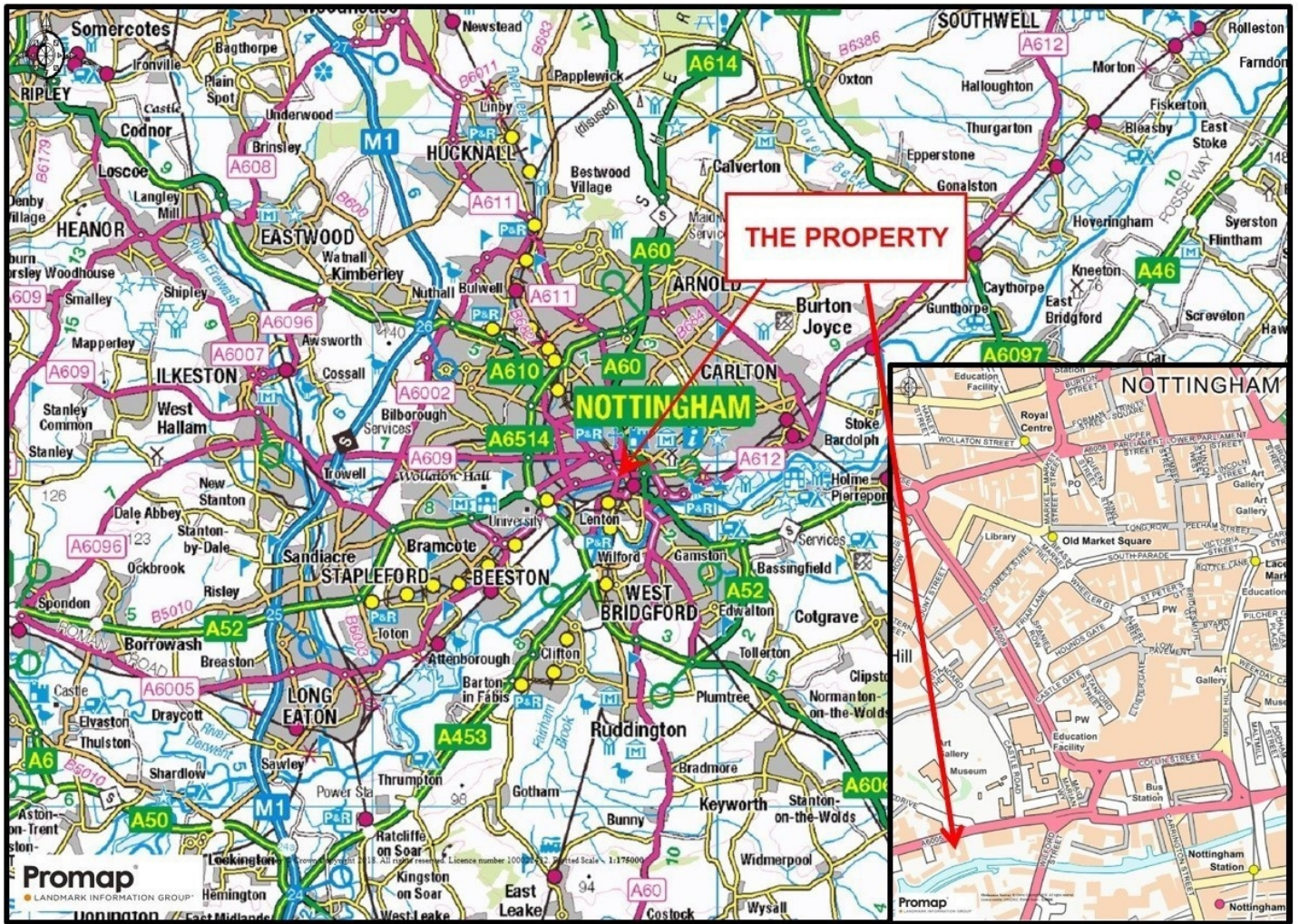
Prt Grd, 1st and 2nd Floors: C(69)

### Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 29-Apr-2024





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE