

# BizSpace

P 21  
8 am - 10 pm  
Card holders  
or  
Pay by phone  
or  
Pay at machine  
opposite  
Drooby Ticket

**Nottingham Park Row**



**Biz  
Space**

**Reception area**

## Included in the price

- ✓ Brand new business centre with 24-7 electronic access
- ✓ Brand new office space including carpeting, decoration LED lighting and blinds
- ✓ No legal, sign-up or exit fees
- ✓ Standard telecoms package with one handset
- ✓ High-speed internet with WIFI/LAN and USB points
- ✓ Attractive, welcoming and comfortably furnished lobby
- ✓ Utilities: air-conditioning, heating and water
- ✓ Access 24-hours a day, 365 days a year
- ✓ Secure unique key-fob entry for each client area
- ✓ Secure CCTV for peace of mind
- ✓ A dedicated, locked mailbox in lobby
- ✓ Use of fully equipped break-out areas and kitchens
- ✓ Use of bike storage, shower facilities and lift
- ✓ Communal areas cleaned daily
- ✓ Building insurance and registered business address
- ✓ Service fees for communal area, window and grounds cleaning, building maintenance or insurance
- ✓ Dedicated on site staff
- ✓ Flexible, rolling 3-month licences



# Not included in the price

## Business rates

Customers are responsible for paying their own business rates, but many are eligible to claim Small Business Rates Relief\*

## Furnishings

All offices are provided as blank canvases for customers to make their personal mark on\*\*

## Office cleaning

Offices are not serviced but cleaning of all communal areas, windows and the building itself is included

## Additional extras

Carparking, additional handsets, number porting, additional bandwidth and fixed IP addresses\*\*\*



\* More about business rates eligibility and Small Business Rates Relief [here](#)

\*\* BizSpace works with a number of third-party suppliers who can provide furnishings and services directly to customers at an additional cost

\*\*\* Available upon request and subject to availability

# BizSpace licence agreements



BizSpace operates on flexible, 3-month rolling licence agreements



Customers sign a simple and clear licence agreement



The customer payment method is direct debit



There is a standard 2-month deposit on Offices and Workshops\*



Our notice period is 3 months\*\*



No annual renewals required

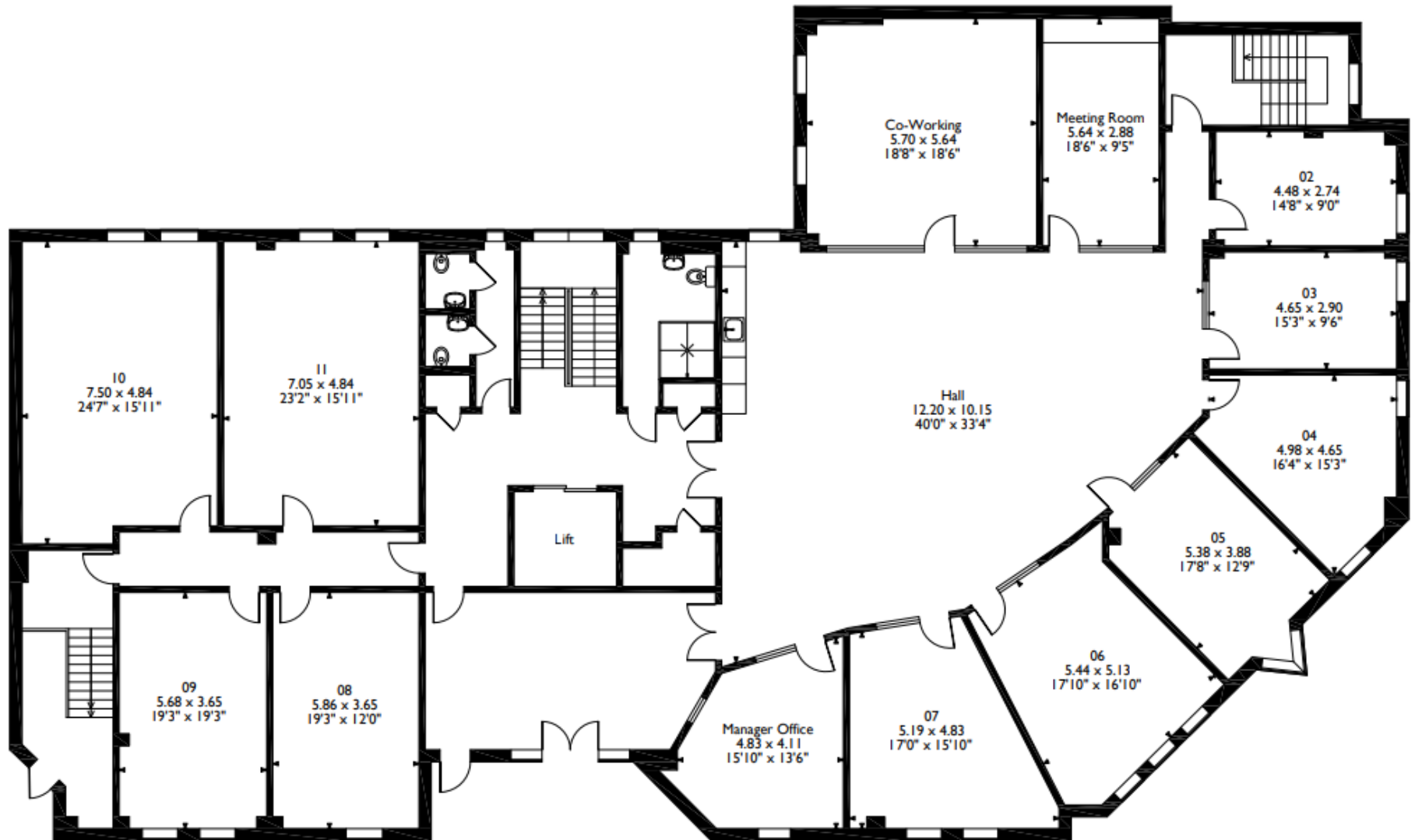


No legal, sign-up or exit fees\*\*\*

\* Deposits for Storage and Self-Storage vary per site

\*\* Standard notice periods are to month-end and 3 full months' notice is required, or shorter notice can be taken for a fee

\*\*\* Any end of term unit dilapidations will be taken from held deposit



Please note that the location of doors, windows and other items are approximate, and this floorplan is to be used for illustrative purposes only.

**Ground Floor**



**Four walls. No limits.**<sup>TM</sup>

## Ground floor availability

Office	Unit area (SQFT)	Price per month	Price per annum
2	135	£467.08	£5605.00
3	154	£532.50	£6390.00
4	192	£664.17	£7970.00
6	275	£836.67	£10040.00
7	254	£772.50	£9270.00
8	238	£864.17	£10370.00
9	234	£849.58	£10195.00
11	379	£1152.92	£13835.00



**Breakout area**





**Coworking area**

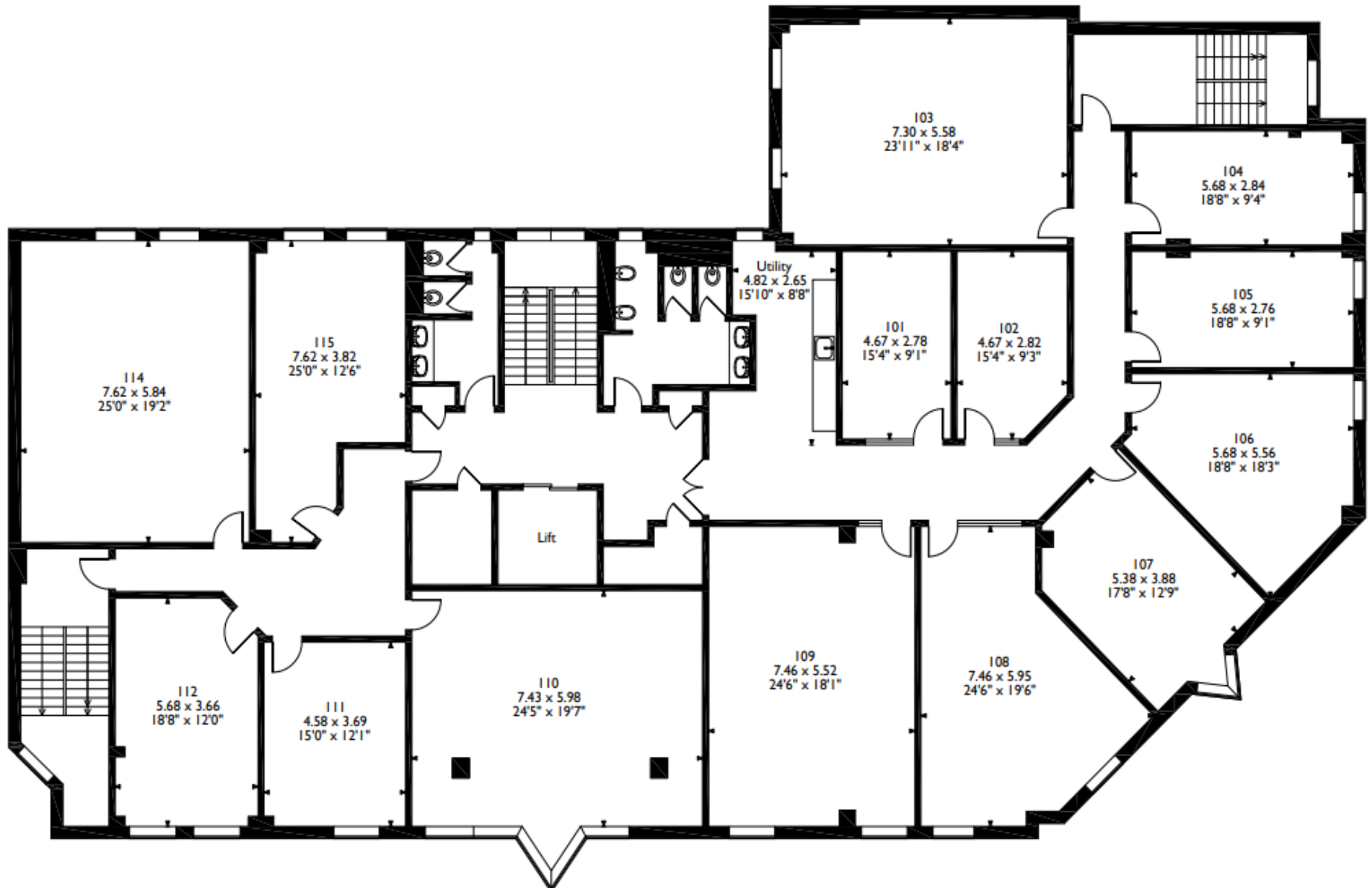
Meeting Room



Everything is possible™



Meeting room



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**First Floor**

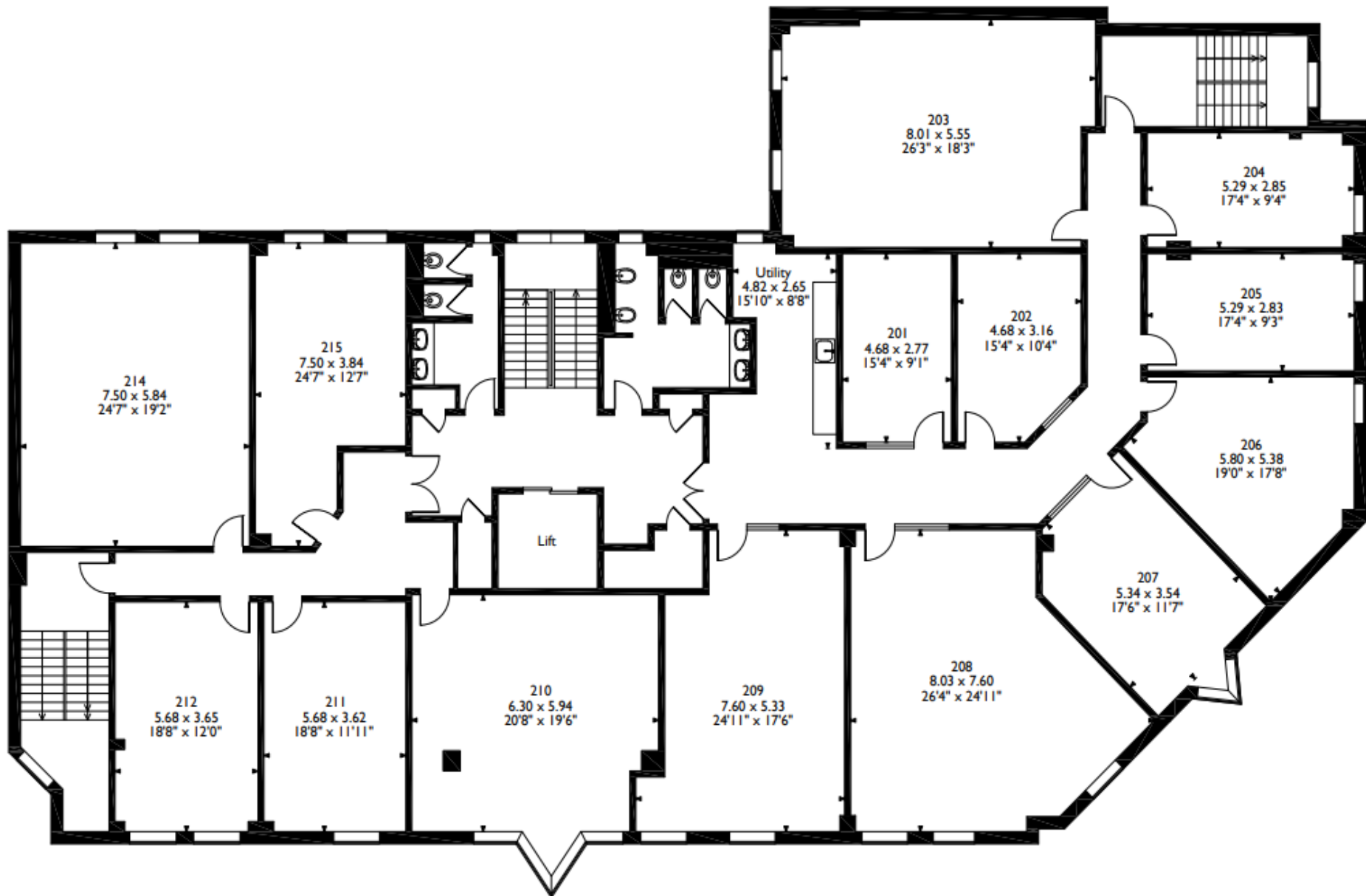


## First floor availability

Office	Unit area (SQFT)	Price per month	Price per annum
101	149	£515.42	£6185.00
102	142	£491.25	£5895.00
103	445	£1353.75	£16245.00
104	177	£612.08	£7345.00
105	177	£612.08	£7345.00
106	260	£790.83	£9490.00
112	225	£817.08	£9805.00
114	492	£1496.67	£17960.00
115	260	£790.83	£9490.00



**Kitchen & breakout area**



Please note that the location of doors, windows and other items are approximate, and this floorplan is to be used for illustrative purposes only.

**Second Floor**

# Home of the brave™

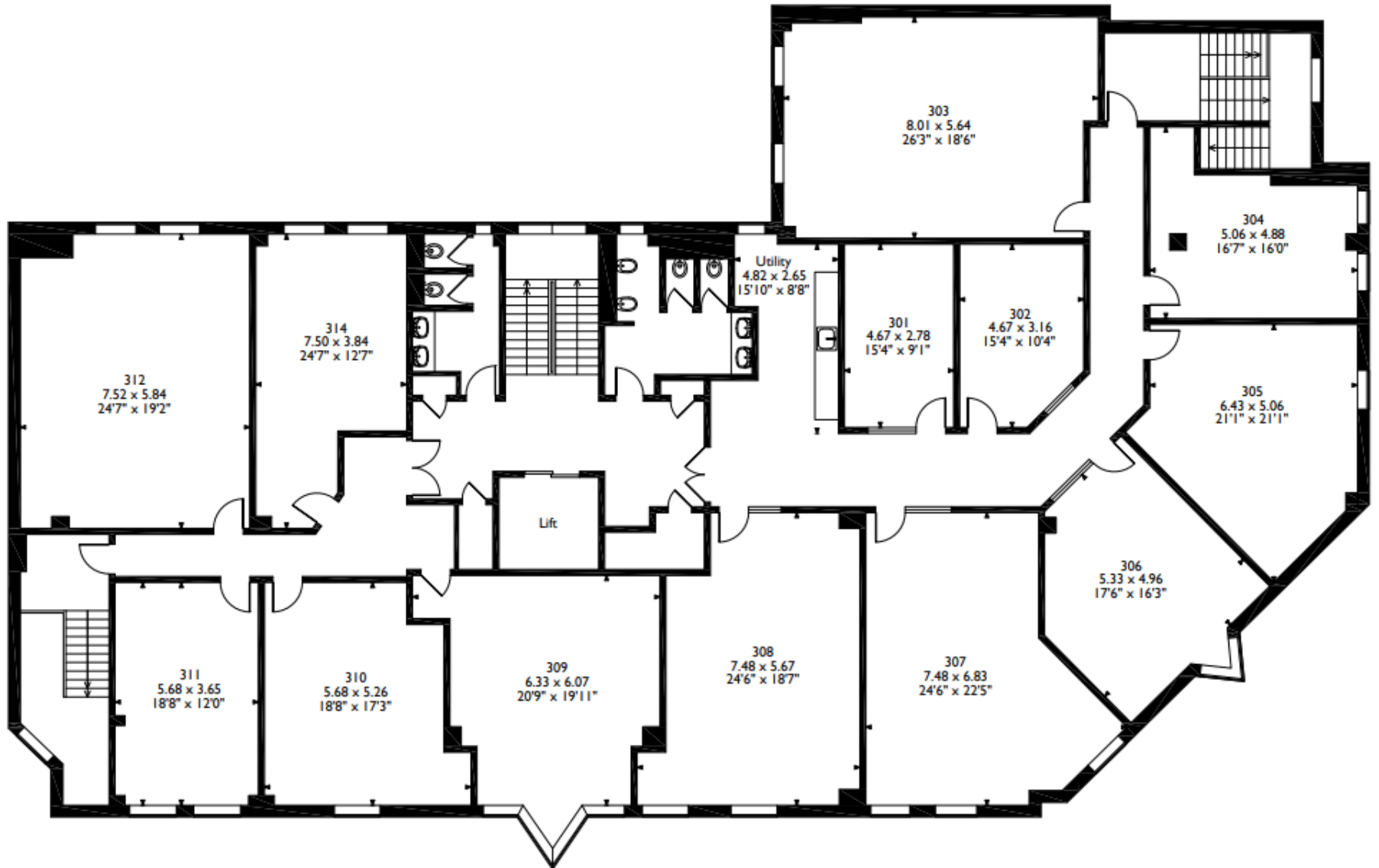
## Second floor availability

Office	Unit area (SQFT)	Price per month	Price per annum
201	149	£515.42	£6185.00
202	156	£539.58	£6475.00
203	488	£1484.17	£17810.00
204	165	£570.83	£6850.00
205	166	£574.17	£6890.00
206	256	£817.50	£9810.00
207	237	£860.42	£10325.00
209	383	£1223.33	£14680.00
210	406	£1235.00	£14820.00
211	232	£802.50	£9630.00
212	230	£795.42	£9545.00
214	492	£1496.67	£17960.00
215	262	£797.08	£9565.00



**Kitchen & breakout area**





Please note that the location of doors, windows and other items are approximate, and this floorplan is to be used for illustrative purposes only.

### Third Floor



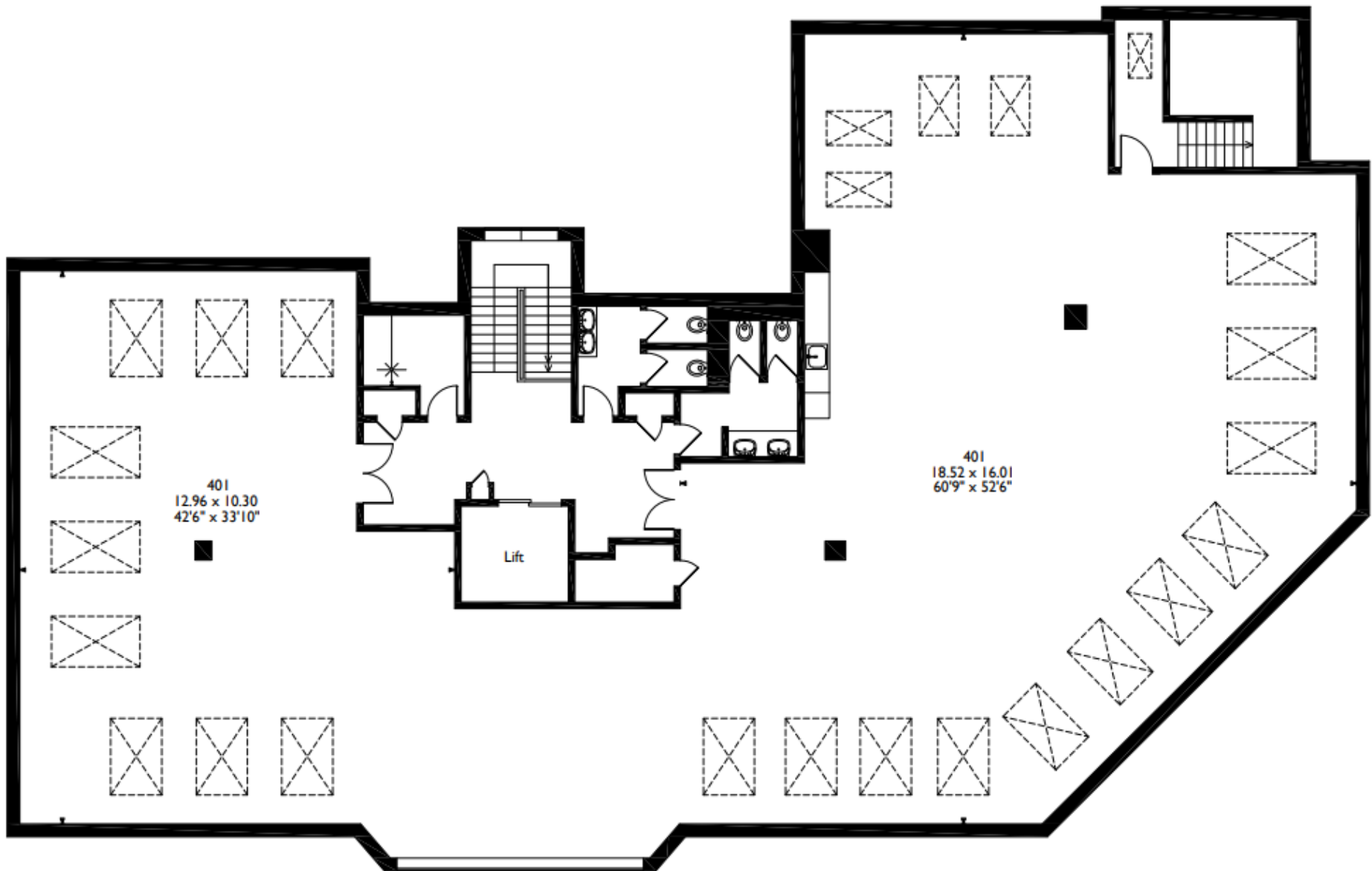
Everything is possible™

## Third floor availability

Office	Unit area (SQFT)	Price per month	Price per annum
304	246	£850.83	£10210.00
309	341	£1037.08	£12445.00
310	286	£870.00	£10440.00
311	239	£826.67	£9920.00
312 (Available 1 <sup>st</sup> June)	485	£1475.42	£17705.00
314	262	£797.08	£9565.00

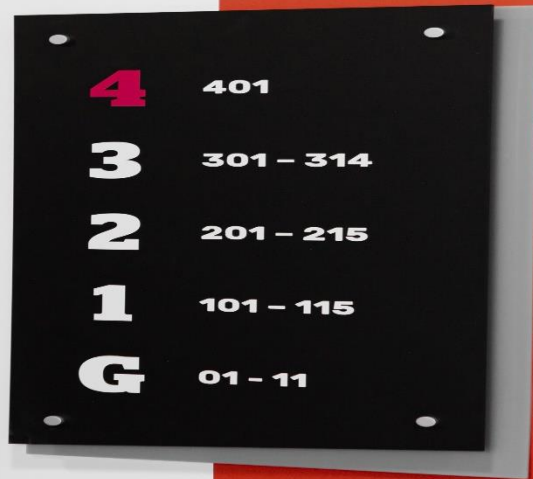


**Kitchen & breakout area**



Please note that the location of doors, windows and other items are approximate, and this floorplan is to be used for illustrative purposes only.

### Fourth Floor

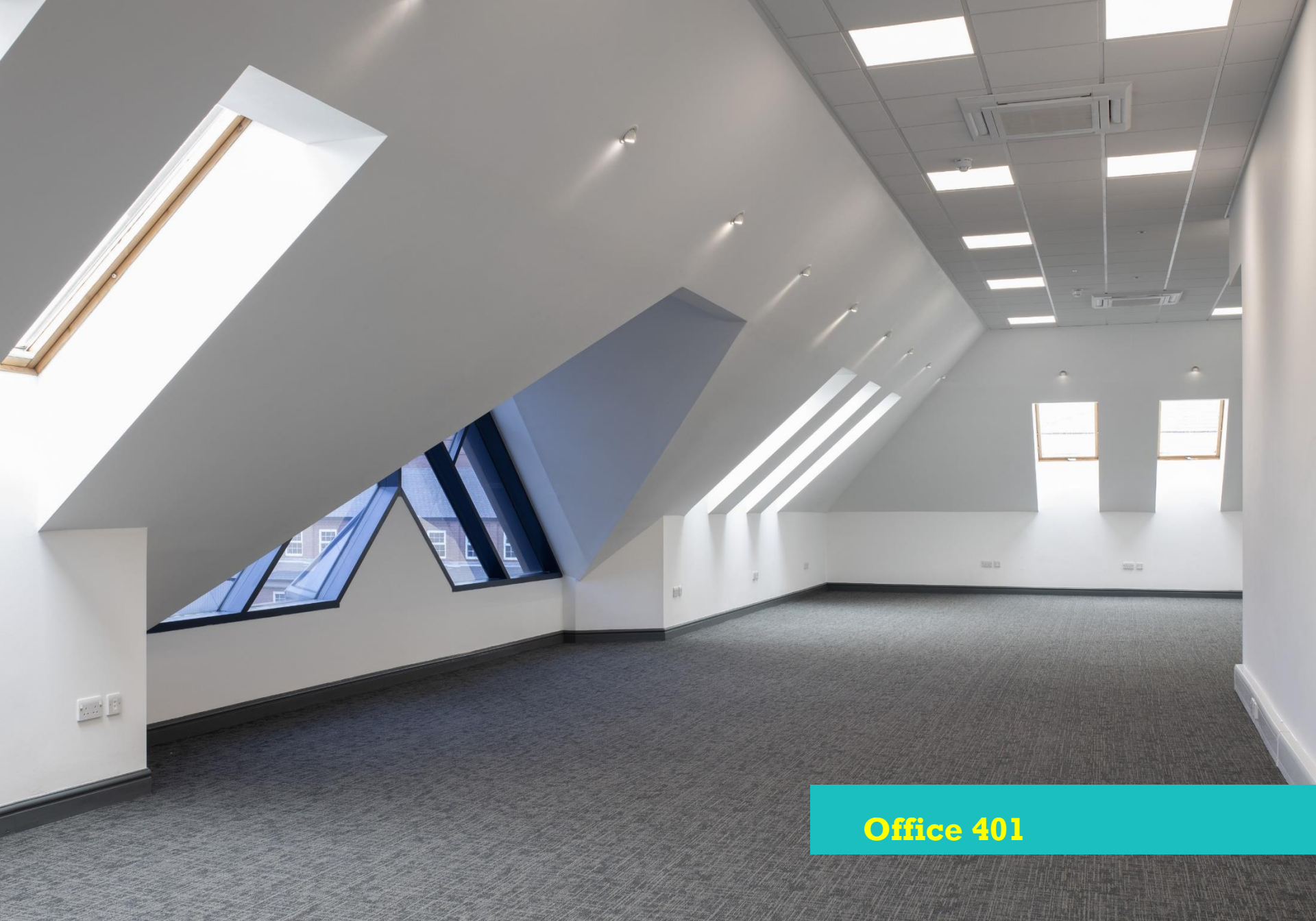


## Fourth floor availability

Office	Unit area (SQFT)	Price per month	Price per annum
401	3770	£9720.00	£116640.00



**Office 401**



**Office 401**



**Office 401**





**On-site parking & bike storage**

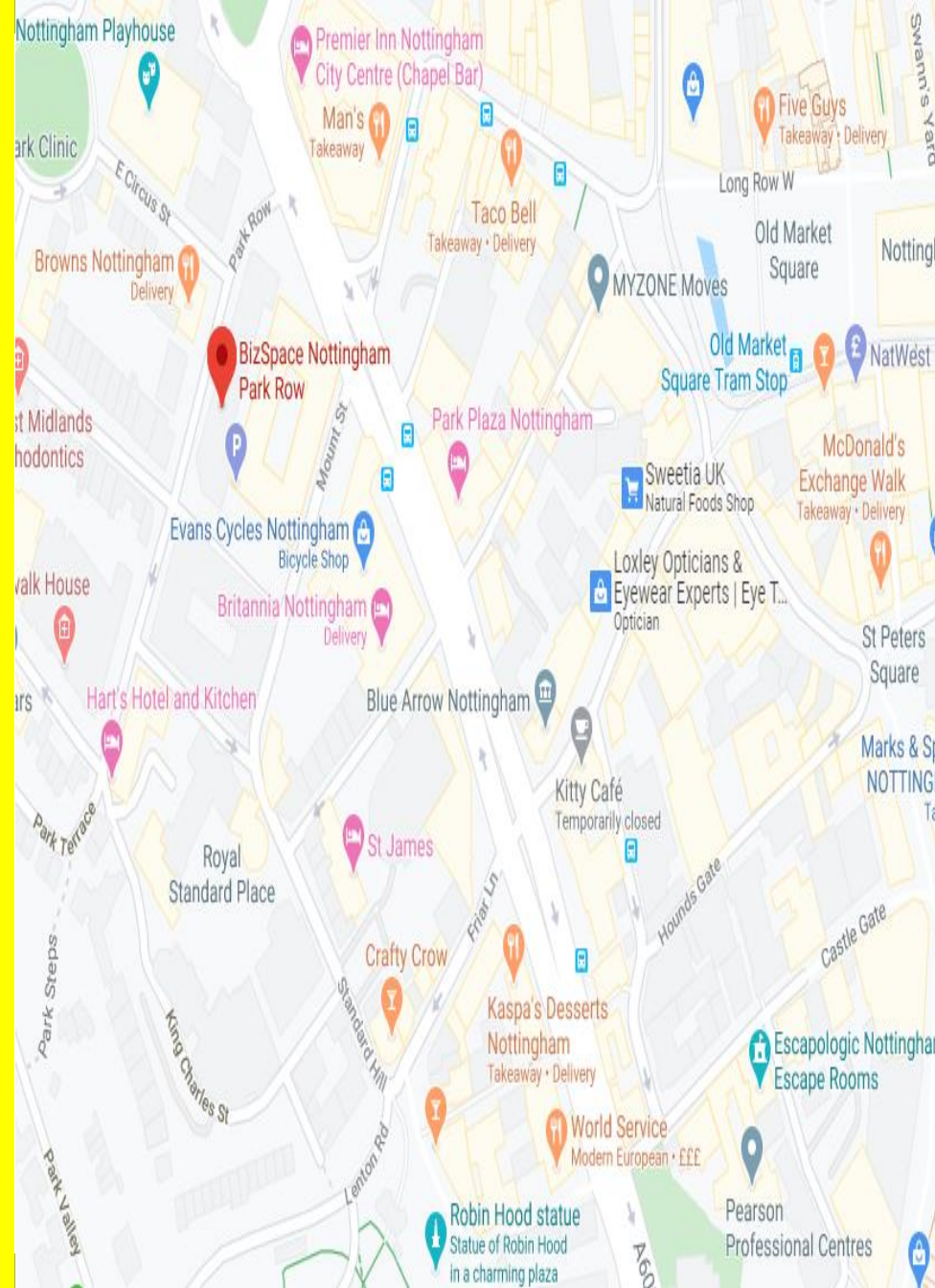
# Local information

The offices are situated in the historic part of town, a short walk from Nottingham Castle and the vibrant shops, bars, restaurants and theatres of the city centre. We're also within walking distance of the train station.

Park Row is close to our sister BizSpace centres at Nottingham Arnold and Nottingham Roden, with the city forming a vital part of our Midlands business community.

\* More about business rates eligibility and Small Business Rates Relief [here](#)

\*\* BizSpace works with a number of third-party suppliers who can provide furnishings and services directly to customers at an additional cost





## Contact

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### Email

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### Website

[www.bizspace.co.uk/Nottingham-Cumberland-House](http://www.bizspace.co.uk/Nottingham-Cumberland-House)

### Virtual tour

<https://my.matterport.com/show/?m=YzBkQNZJagI>

### Address

Cumberland House, 35 Park Row, Nottingham NG1 6EE