



1st Floor, 14 Park Row, Nottingham, Nottingham NG1 6GR

Grade A Office Accommodation

- ▶ **1st Floor: 4,489 sq ft (417.04 sqm)**
- ▶ **Superb prominent location in Nottingham's Professional Quarter**
- ▶ **Grade A specification with high quality tenant fit out**
- ▶ **2 dedicated car parking spaces**

For enquiries and viewings please contact:



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Location

14 Park Row is one of the most prominent buildings in Nottingham's prestigious Professional Quarter, occupying a corner position on Park Row and East Circus Street.

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

14 Park Row is a modern statement building providing Grade A accommodation on ground and four upper floors, in addition to a basement car park.

The first floor suite benefits from the following current fitout:

- Suspended ceilings with new LED lighting throughout
- Comfort cooling and heating
- Carpeted raised access floors incorporating floor boxes
- Kitchenette and large break out space
- Dedicated WC's and shower facilities
- Four meeting rooms
- Room for 30-40 desks
- 2 car parking spaces

The property also benefits from two passenger lifts serving all floors including the basement. Please note the Tenants current fitout is detailed and shown in the photographs.

Accommodation

	Sq M	Sq Ft
1st Floor	417	4,489
Total	417	4,489

Planning

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended, 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 property is available by way of a new lease for a period of years to be agreed from the 12th November 2022.

Business Rates

From enquiries from the Valuation Office Agency (VOA) website, we understand the First Floor rates are as follows:

Rateable Value: £54,500 per annum

Indicative Rates payable 2022: c.£27,904 per annum

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA).

Rent

£17 psf (£76,313 per annum)

Service Charge

We understand a service charge is levied to cover the cost of maintaining the external and common parts of the premises. Currently running at c.£5.83 psf and is inclusive of electricity & water for the suite and there is no gas within the building.

VAT

VAT is applicable.

Legal Costs

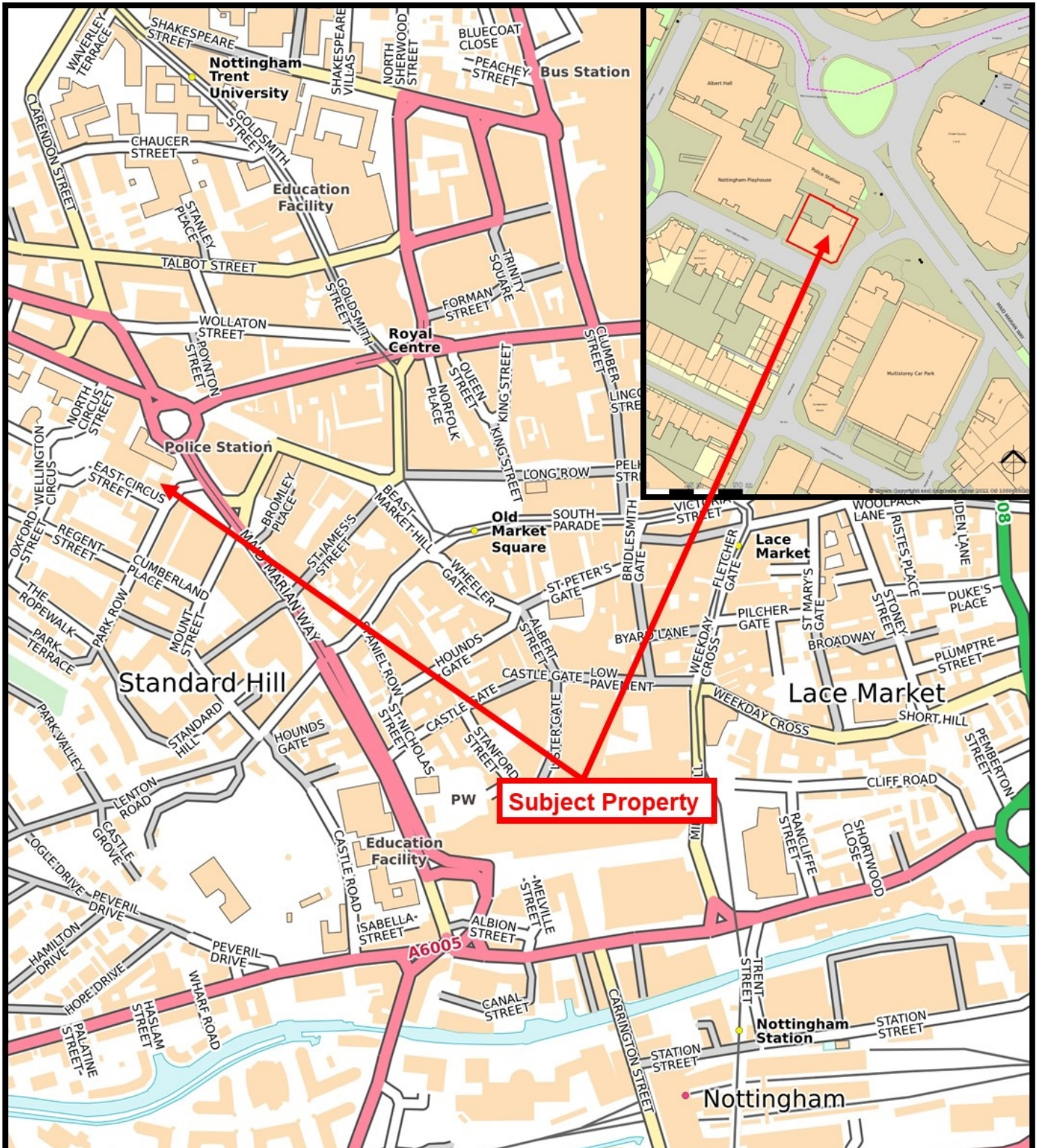
Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

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