

TO LET

Suite 1, First Floor Heathcote Buildings, Heathcote Street, Nottingham, NG1 3AA



- Good quality office accommodation in the historic Lace Market quarter.
- Attractive reception entrance, meeting room and open plan offices with good natural light.
- Heart of City location, close to NET tram stop and multi-storey car parks.
- Served by a fully DDA compliant lift.
- Total Net Floor Area **216 sq m (2,325 sq ft)**

- **To Let on a new lease - £24,500 pax**

Address: Savills
9 Fletcher Gate, Nottingham,
NG1 1QQ

Contact: Paul Giles BSc (Hons) MRICS

Telephone: 0115 934 8050

Fax: 0115 934 8001

Email: pgiles@savills.com



LOCATION

Heathcote buildings is located adjacent to Nottingham's historic Lace Market quarter, within a few minutes walk of Nottingham's Old Market Square and all the City Centre shopping amenities and public transport links.

Long stay parking is readily available throughout the City and within a two minute walk at either Stoney Street or Fletcher Gate NCP car parks. The whole of Heathcote Street and many neighbouring streets are available for parking on a Pay & Display basis.

Nottingham Express Transit provides fast reliable commuter transport linking with bus routes and Park & Ride at J26 of the M1. The nearest NET stop is Fletcher Gate, just one minute's walk from Heathcote buildings.

DESCRIPTION

Heathcote buildings has all the character of a period building combined with the advantages of a modern specification.

Previously occupied by Glover and Company Design Studios the accommodation comprises mainly open plan offices, which have been sub divided by way of demountable partitioning to provide an attractive reception entrance, meeting room, director's office suite and open plan offices.

The accommodation is to a good specification including full perimeter trunking, good levels of natural light from the large windows enhanced by Category 2 lighting. The offices are alarmed (available by way of a separate service agreement) with entry phone access from Heathcote Street and rear elevation.

Car parking spaces are available on site by way of separate negotiation. These are within a secure car park, which is accessed by electric gates. Confirmation of the availability can be obtained from Hodgson Elkington.

ACCOMMODATION

The accommodation may be more fully described as follows:

<u>Area</u>	<u>Sq M</u>	<u>Sq Ft</u>
Suite 1	216	2,325

PLANNING

The accommodation benefits from planning consent for B1 (a) Office Use as defined within the Town and Country Planning (Use Classes) Order 1987.

BUSINESS RATES

Confirmation of the business rates liability is available from Nottingham City Council, 0115 915 5555

TENURE

The office suite is available "To Let" by way of a new lease for a term of years to be agreed.

RENTAL

£24,500 per annum exclusive, payable quarterly in advance on the usual quarter days.

SERVICE CHARGE

The building is managed via a service charge which covers expenses incurred relating to communal areas and the structure. The service charge year ends March 31st. Accounts and budgets are available on request from Hodgson Elkington.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in any transaction.

FURTHER INFORMATION AND VIEWING

Strictly by prior appointment with the joint agents:

Savills, 9 Fletcher Gate, Nottingham, NG1 1QQ.

Contact: **Paul Giles**
Telephone: **(0115) 934 8050**
Fax: (0115) 934 8001
Email: pgiles@savills.com

Or

Hodgson Elkington, 1 Oakwood Road, Donnington Road, Lincoln, LN6 3LH.

Contact: Tim Shaw
Telephone: (01522) 698 888
Fax: (01522) 683 939
Email: tim.shaw@hodgsonelkington.co.uk

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