THE ATRIUM **20 WOLLATON STREET NOTTINGHAM** NG1 5FW Standard NOTTINGHAM

NOT TO SCALE

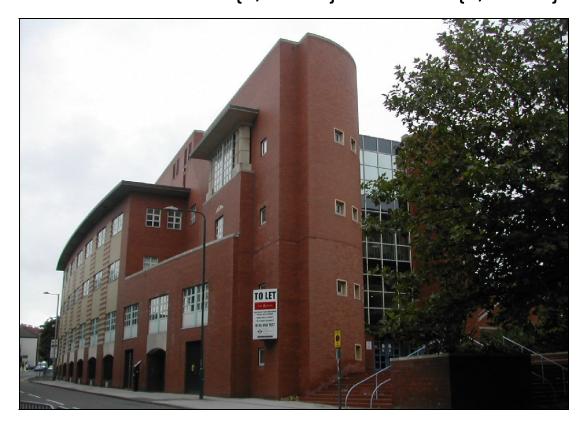
OUR REF: MD/KLR/8835

DATE: 13/11/2006

TO LET

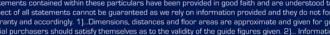
THE ATRIUM **20 WOLLATON STREET NOTTINGHAM** NG1 5FW

NEW AIR CONDITIONED PROFFESSIONAL DISTRICT OFFICES WITH PARKING 181M² (1,950FT²) AND 241M² (2,594FT²)



- Self contained open plan accommodation
- High specification throughout
- Tenants requirements can be incorporated within build







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LOCATION

The Atrium is in the prime office quarter of Nottingham and within minutes walk of the Market Square with retail, hotel, leisure, bars and restaurants immediately on hand.

Adjacent occupiers include Experian, The Nottingham Law School, The Government Office and the Driving Standards Agency.

THE PROPERTY

Constituting two ground floor self contained suites within a landmark professional quarter building with the benefit of secure on site car parking.

Two new office suites are being developed within the Atrium which can either be taken separately or combined. Work is anticipated to be finished mid 2007 at which time occupation can be given. The individual requirements of the ingoing occupiers can be incorporated within the build.

The premises will be accessed directly from Wollaton Street into a shared communal area with secure access then into the two available suites.

The suites will provide excellent quality accommodation to include:

- Air conditioning
- Raised access floors
- Designated WC's and kitchen facilities
- LG3 Lighting

ACCOMODATION

From measurements taken from architects plans we understand the net internal areas to be as follows:

Office 1: 241m² (2,594ft²) Office 2: 181m² (1,950ft²)

[These areas are given for guidance purposes only and prospective tenants are advised to take their own measurements of the accommodation prior to contact]

PLANNING

The premises will have consent to be used for office purposes in accordance with Use Class B1.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Nottingham City Council Planning Department on 0115 9155555)

BUSINESS RATES

The premises will be assessed for business rates upon occupation.

It is anticipated that business rates payable will be approximately £5.00 per square foot per annum.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Nottingham City Council Business Rates Department on 0115 9155555)

SERVICE CHARGE

A Service Charge will be levied upon the ingoing occupier to cover common costs such as building maintenance, insurance, car parking areas, landscaping, window cleaning and property management. It is anticipated the cost will be £3.50 per square foot per annum.

LEASE TERMS

The premises are available from January 2007 on new lease terms to be agreed at an initial rental of:

Office 1 £38,950 per annum Office 2 £29,250 per annum

VAT will be applicable at the standard rate.

VIEWING & FURTHER INFORMATION

For further information, to include floor plans, or to make arrangements to view please contact the joint agents:

Contact: James Hartley - FHP

Tel: 0115 9507577
Fax: 0115 9507688
Email: james@fhp.co.uk

Contact: David George - HEB

Tel: 0115 9506611 Email: dgeorge@heb.co.uk





All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly. 1). Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2)... Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.

3)...Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4)... Detailed tests have not been undertraken on services, central heating installations, plumbing installations etc. and purchasers? lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5)... All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.

