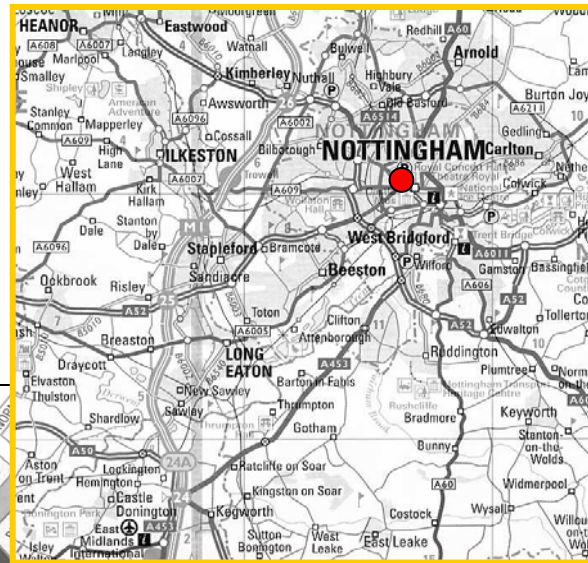
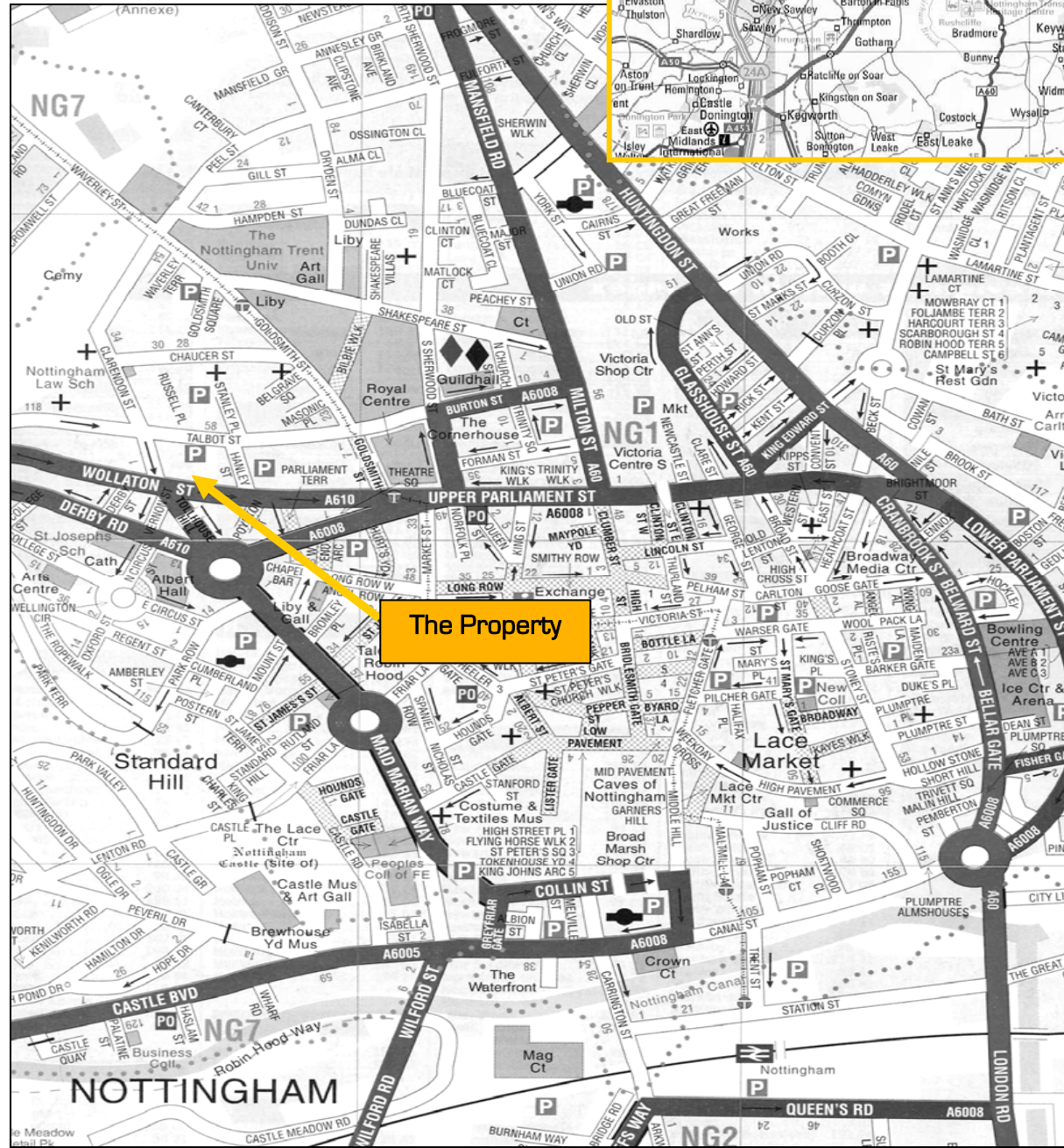


THE ATRIUM  
20 WOLLATON STREET  
NOTTINGHAM  
NG1 5FW

TO LET

THE ATRIUM  
20 WOLLATON STREET  
NOTTINGHAM  
NG1 5FW

NEW AIR CONDITIONED PROFESSIONAL DISTRICT OFFICES  
WITH PARKING 181M<sup>2</sup> (1,950FT<sup>2</sup>) AND 241M<sup>2</sup> (2,594FT<sup>2</sup>)



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

NOT TO SCALE

OUR REF: MD/KLR/8835

DATE: 13/11/2006



# THE ATRIUM 20 WOLLATON STREET NOTTINGHAM NG1 5FW

## 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: 241m<sup>2</sup> (2,594ft<sup>2</sup>)  
Office 2: 181m<sup>2</sup> (1,950ft<sup>2</sup>)

(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](mailto:james@fhp.co.uk)

**Contact: David George – HEB**

Tel: 0115 9506611  
Email: [dgeorge@heb.co.uk](mailto:dgeorge@heb.co.uk)