TO LET

6B GEORGE STREET HOCKLEY NOTTINGHAM



SELF CONTAINED GROUND FLOOR OFFICE NIA: 437 SQ FT (40.6 SQ M)

GROUND FLOOR OFFICES
RECENTLY REFURBISHED
DEDICATED ENTRANCE
LOCATED IN THE HEART OF HOCKLEY
AVAILABLE IMMEDIATELY

SAT NAV: NG1 3BE

Property Particulars

Geo Hallam & Sons 0115 958 0301 www.geohallam.co.uk

LOCATION

The property is located on the eastern side of George Street in the cultural quarter of Nottingham known as Hockley, close to its junction with Carlton Street.

The property is accessed via an electric gate off George Street which provides access to the offices to the rear.

Hockley is a thriving leisure and retail hub offering a range of national and independent operators.

DESCRIPTION

The property comprises a self-contained ground floor office benefiting from its own dedicated entrance.

The property has been refurbished to provide open plan offices benefiting from the following specification.

- Dedicated entrance
- Gas fired central heating
- Comfort cooling
- Ground floor WC/shower room
- Ground floor kitchenette

New carpet tiles will be installed once a letting has been agreed.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor - Offices	437	40.6

AVAILABILITY

The premises are available for occupation immediately.

TERMS OF DISPOSAL

The premises are available leasehold on terms to be agreed.

GUIDE RENT

The premises are available at a rental of:

£9,000 per annum exclusive.

The rent quoted is inclusive of utilities, service charge and buildings insurance and will be charged quarterly in advance.

PLANNING

The property has an existing planning permission for use as Offices under Class B1 (Business). Alternative uses may be permitted although interested parties are advised to make their own enquiries of Nottingham City Council.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the site.

A contribution towards the service charge is included within the guide rent above.

BUSINESS RATES

The property currently forms part of a larger assessment and therefore will need to be reassessed upon occupation.

The Rateable Value is likely to fall below the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries of Nottingham City Council's Non-Domestic Rates Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of E (113).

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

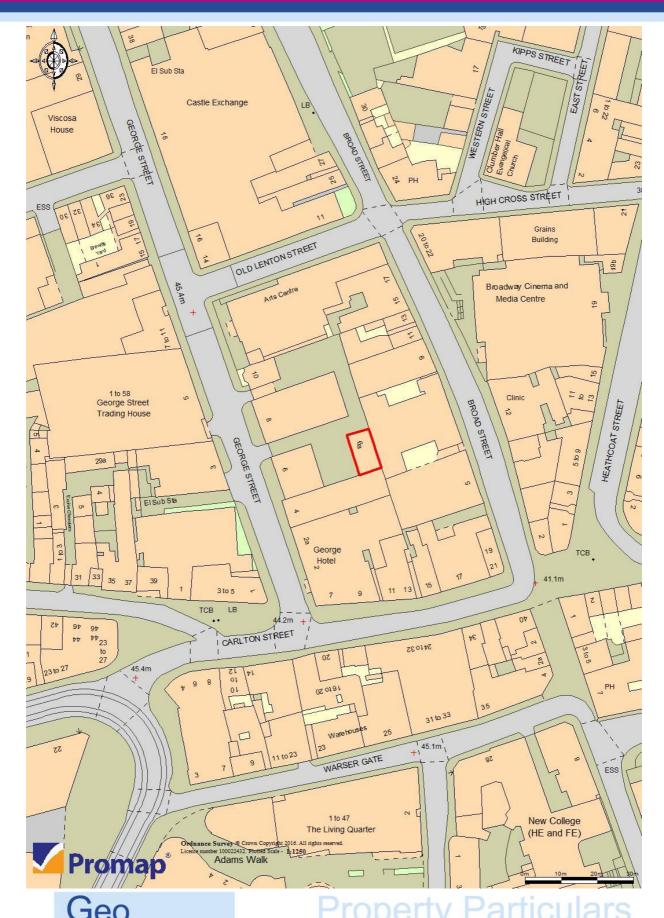
Contact: Giles Davis

Email: giles@geohallam.co.uk

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January 2022





Hallam & Sons

0115 958 0301 www.geohallam.co.uk

Chartered Surveyors

24 Regent Street Nottingham NG1 5BQ

Tel: 0115 958 0301 Fax: 0115 950 3108 MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.