

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
Direct Tel: 01159 580 301

January 2022





Geo

Hallam & Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
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