

TO LET

**6 GEORGE STREET
HOCKLEY
NOTTINGHAM**



**ATTRACTIVE CHARACTER OFFICES
NIA: 2,222 SQ FT (206.4 SQ M)**

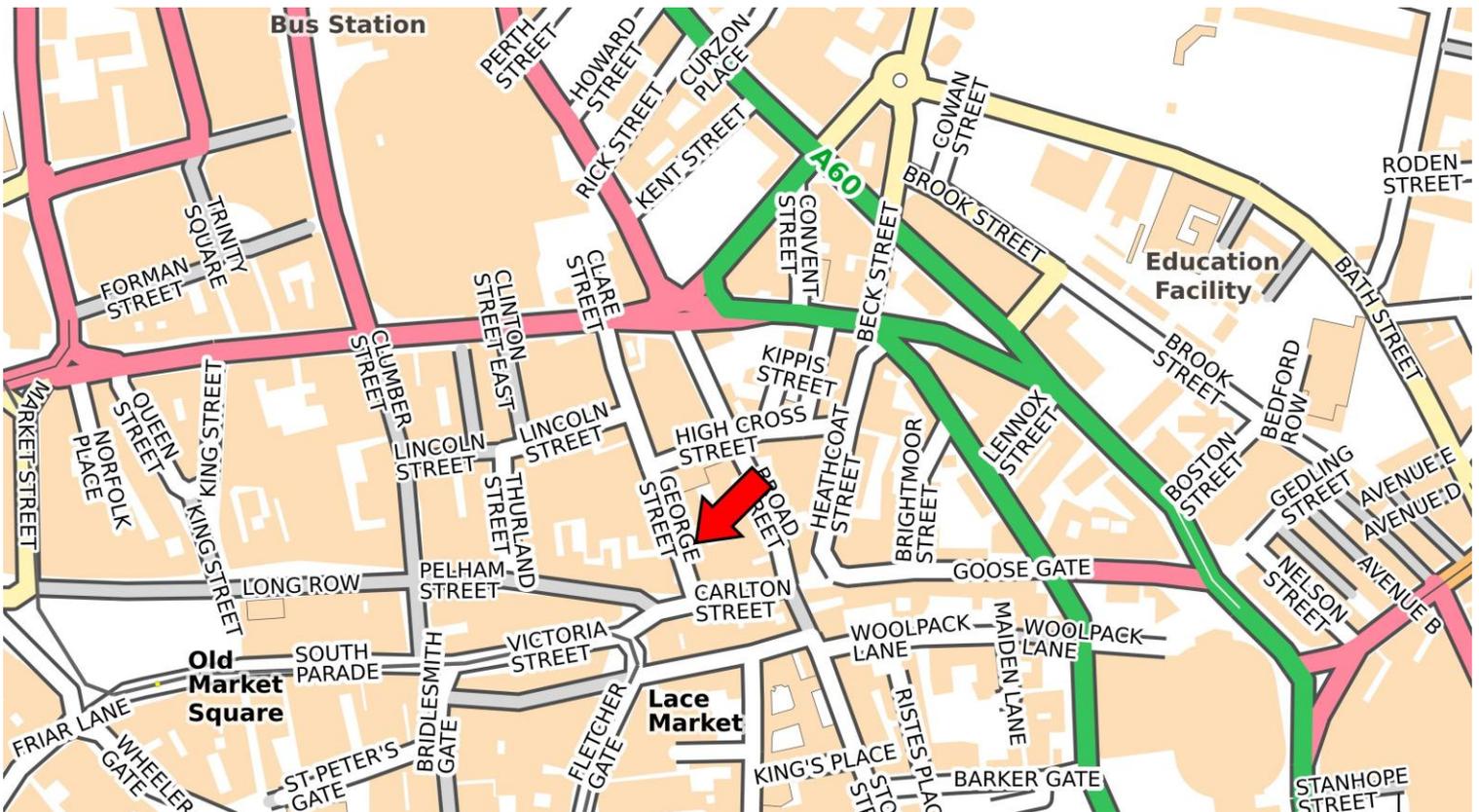
**SELF CONTAINED TWO STOREY OFFICES
CITY CENTRE LOCATION
DUE TO BE REFURBISHED
4 DESIGNATED CAR PARKING SPACES**

SAT NAV: NG1 3BE

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The subject premises are predominantly located on the eastern side of George Street, in the heart of Hockley, which links Lower Parliament Street to the north with Carlton Street to the south.

The central location allows convenient access to all of the usual facilities and amenities associated with a city centre location and Hockley itself housing a variety of retail and leisure operators.

George Street benefits from excellent public transport links with NET and railway station, and the NET Tram stop within walking distance of the subject premises. In addition, there is easy access to a number of bus stops allowing convenient access to the remainder of Nottingham and its surrounding areas.

DESCRIPTION

The property comprises a two-storey rendered brick property beneath a pitched and tiled roof.

The property currently provides the following specification:

- Fluorescent strip lighting.
- Carpeting throughout.
- Painted and plastered walls.
- Perimeter power and data points.
- Ground floor kitchenette.
- Ground floor male and female WC's.
- Original wooden framed sash windows.

Externally, the property benefits from four dedicated car parking spaces within the shared gated car park to the rear.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor	1,044	97
First Floor	1,178	109.5
TOTAL	2,222	206.5
Basement	578	53.7

Measurements are quoted on a Net Internal Area basis in accordance with the IPMS. All parties are advised to carry out their own measurements.

PLANNING

The property has an existing planning permission for use as offices within Class E of the Town & County Planning, Use Classes Order.

TERMS OF DISPOSAL

The premises are held on a Lease due to expire on 4 October 2027 and are available by way of an assignment or sublease.

The passing rent is currently **£24,500 pax**.

Alternatively, consideration will be given to the surrender and granting of a new Lease direct from the Landlord, further information along with quoting terms are available from the agent upon request.

BUSINESS RATES

From investigations made of the Valuation Office Agency website, it has been established that the property is assessed is as follows:

Local Authority: Nottingham City Council
Description: Offices & Premises
Rateable Value: £24,250

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the site that this property falls part of.

Further information is available from the agents upon request.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC Rating of E (106)

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
Tel: 01159 580 301

March 2025

Geo

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Sons

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