

TO LET

**UNITS E&F KING EDWARD COURT
KING EDWARD STREET
NOTTINGHAM**



**TWO ADJOINING SELF-CONTAINED OFFICES
NIA: UP TO 2,743 SQ FT (254.7 SQ M)**

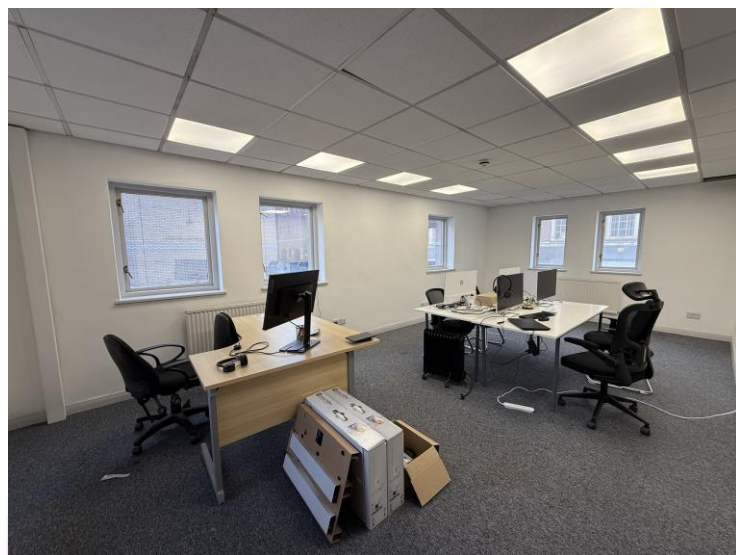
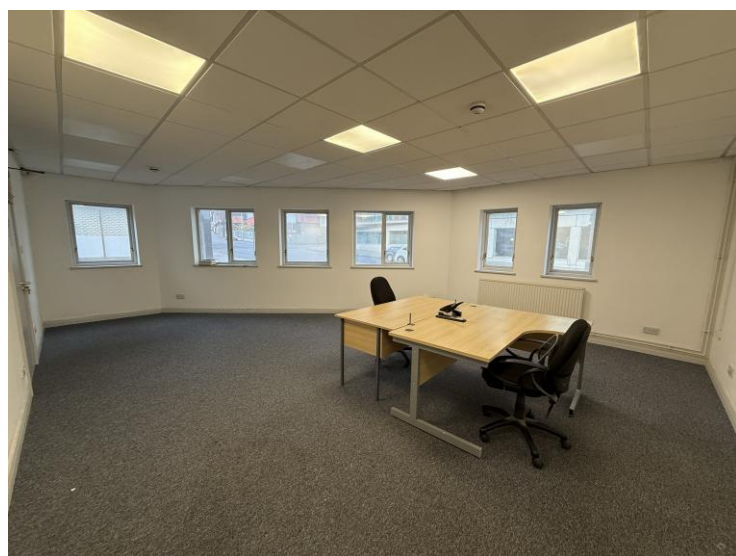
**WELL POSITIONED CITY CENTRE OFFICE DEVELOPMENT
DUE TO UNDERGO REFURBISHMENT
UNITS AVAILABLE SEPERATELY OR COMBINED
UP TO 8 DEDICATED CAR PARKING SPACES
CLOSE PROXIMITY TO RETAIL & LEISURE AMENITIES
AVAILABLE IMMEDIATELY**

SAT NAV: NG1 1EW

Property Particulars

**Geo
Hallam &
Sons**

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



LOCATION

The properties form part of King Edward Court, a courtyard office development on the eastern edge of Nottingham city centre, sitting between Glasshouse Street and Huntingdon Street.

The property benefits from all of the amenities expected of a city centre location.

DESCRIPTION

The property comprises two adjoining office buildings of brick construction beneath a pitched and tiled roof. Units E & F are not currently connected and the Landlord is comfortable letting individual or combined.

Internally both units is arranged to provide a combination of open plan and cellular accommodation together with W/C and kitchen facilities located to the ground and first floors.

The units are due to be refurbished by the Landlord prior to occupation and will provide the following specification:

- Painted and plastered walls
- Carpeting throughout
- Suspended ceilings incorporating LED lighting
- Male and female wc facilities
- Kitchenette

Externally both units benefit from secure dedicated car parking spaces:

Unit E: 3 car parking spaces
Unit F: 5 car parking spaces

ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal area:

UNIT E	sq ft	sq m
Ground Floor	657	60.95
First Floor	627	58.2
Total	1,284	119.1

UNIT F	sq ft	sq m
Ground Floor	763	70.95
First Floor	696	64.6
Total	1,459	135.55

TERMS

The subject premises are available on a new Lease for a term for years to be agreed.

QUOTING RENT

Unit E: £19,000 per annum exclusive
Unit F: £21,750 per annum exclusive

BUSINESS RATES

The properties have the following Rateable Values:

Unit E
Description: Offices & Premises
Rateable Value: £13,500

Unit F
Description: Offices & Premises
Rateable Value: £15,250

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the King Edward Court development. Further information is available from the agent upon request.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices within Class E.

Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The properties have the following EPC Ratings:

Unit E: C (66).
Unit F: TBC

LEGAL COSTS

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

ANTI MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

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

Contact: Giles Davis
Email: giles@geohallam.co.uk
Tel: 07702 516 860

November 2025

Geo

Hallam &
Sons

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www.geohallam.co.uk

Chartered Surveyors

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Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

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.