



AGORA

CUMBERLAND PLACE | NOTTINGHAM
NG1 6HJ

5,681 - 27,412 sq ft
(527.78 - 2,546.65 sq m)

Newly refurbished Grade A offices
within the heart of Nottingham's
Business District.

**IMMEDIATELY AVAILABLE
TO LET**



Newly
refurbished



Grade A
open plan
floor plates



Concierge
reception



Dedicated
secure
parking



DESCRIPTION



Agora is located in the heart of Nottingham's CBD, just a short walk from Market Square with Nottingham's amenities and infrastructure on its doorstep.

The office space forms part of the highly successful Agora, Cumberland Place courtyard development which also is home to Freeths, RBS, Coutts, Now Pensions and Thompsons.



INDICATIVE IMAGES OF REFURBISHED RECEPTION TO BE DELIVERED Q4 2024





Indicative look and feel

SPECIFICATION



The floors have been refurbished to provide high quality open plan offices incorporating an excellent level of natural lighting.

The landlord will give consideration to fully fitting out the office space on behalf of an in-going tenant.

THE SPECIFICATION INCLUDES:

Office Space

New suspended ceiling with LED lighting



Flexible open plan offices



Comfort cooling



Newly Carpeted Full Access Raised Floor



DDA access



Building Amenities

Impressive double height reception with informal meeting space



Two passenger lifts



Cycle storage



WC's & shower



Shared courtyard



Secure undercroft car parking spaces

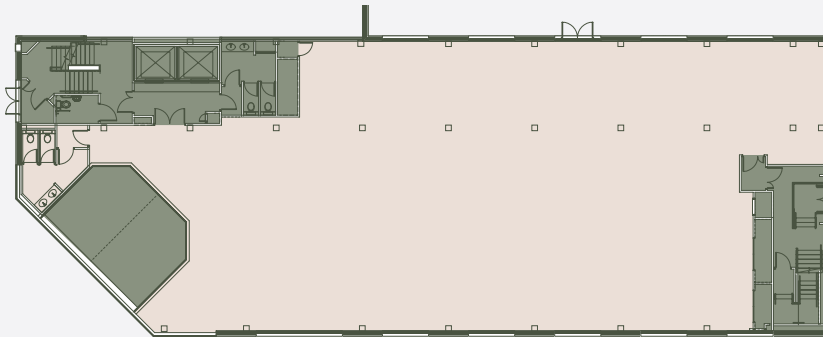




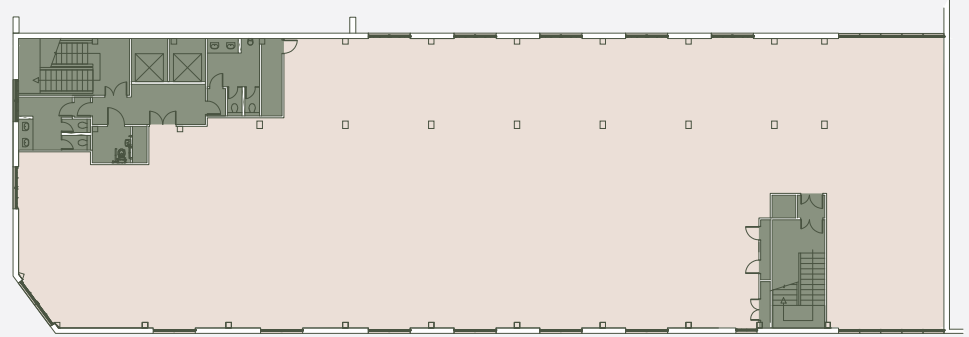
AVAILABILITY



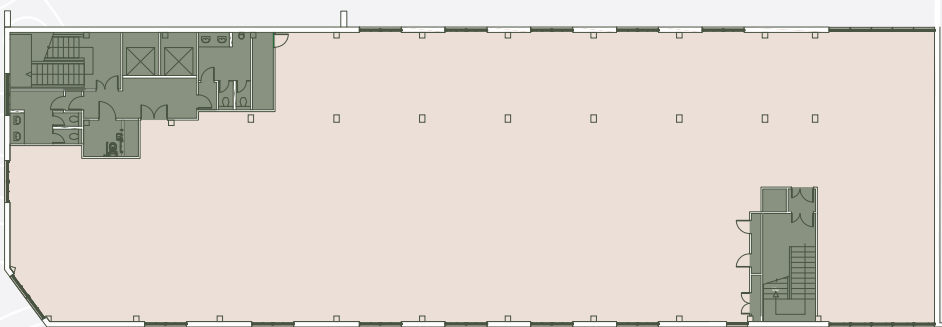
FIRST FLOOR
5,681 sq ft (527.78 sq m)



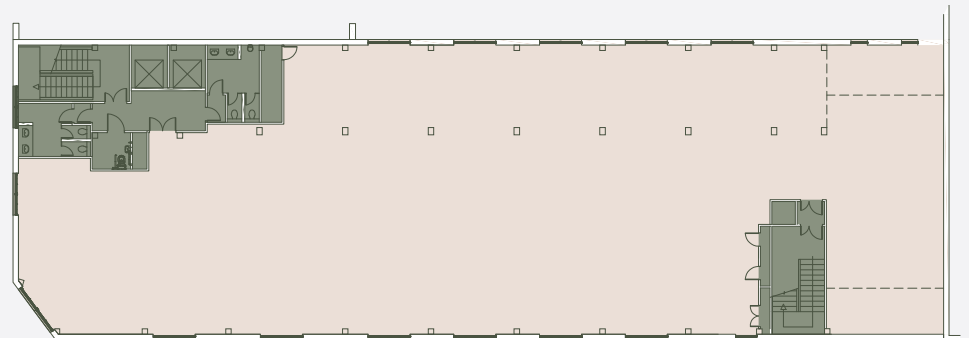
THIRD FLOOR
7,590 sq ft (705.13 sq m)



FOURTH FLOOR
7,554 sq ft (701.78 sq m)



SIXTH FLOOR
6,587 sq ft (611.95 sq m)





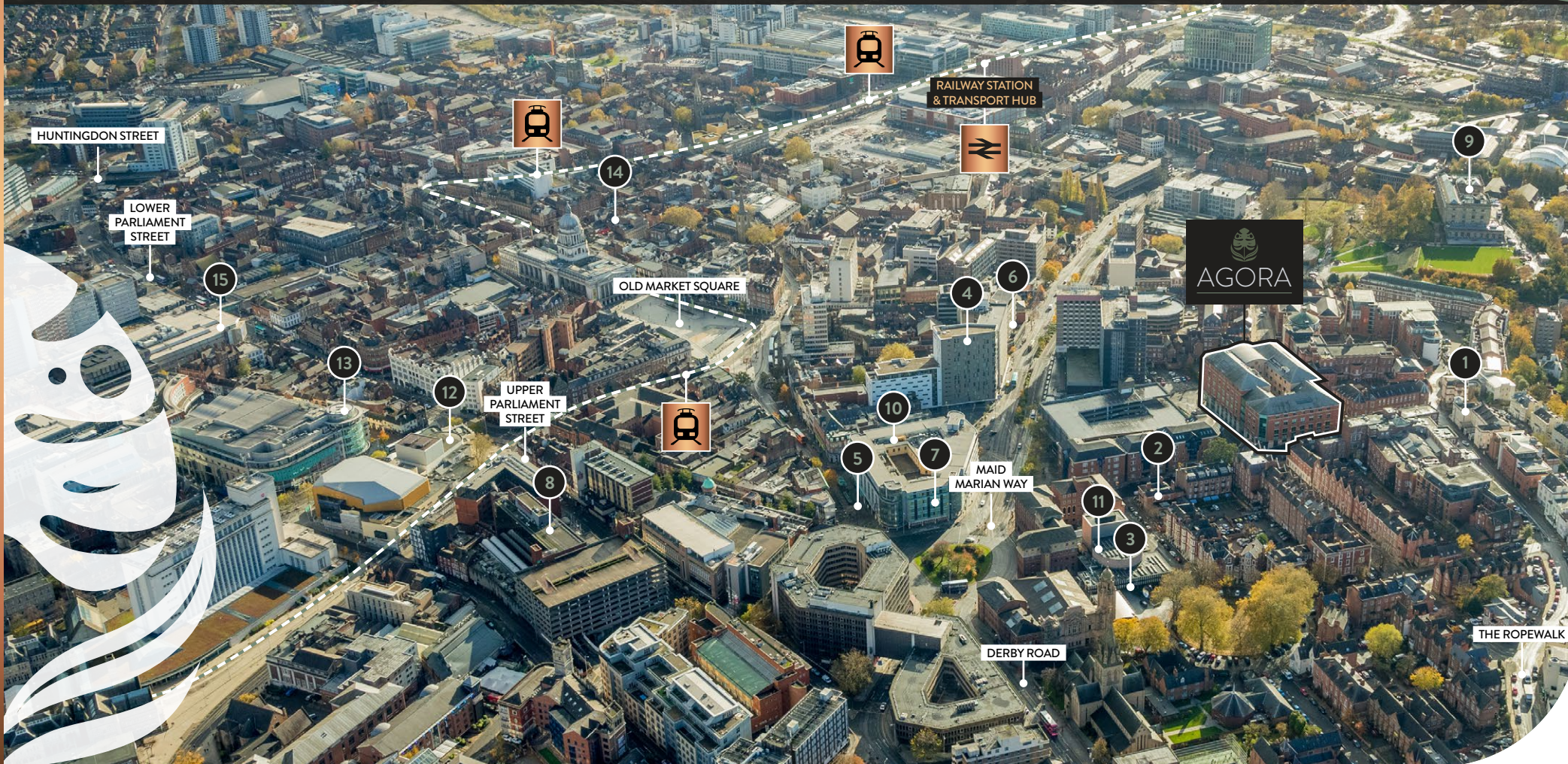
LOCAL AMENITIES

HOTELS / BARS / RESTAURANTS

- 1 Harts Hotel
- 2 Browns
- 3 Cast at The Playhouse
- 4 Park Plaza
- 5 Chapel Bar Restaurants
- 6 World Service
- 7 Premier Inn
- 8 Crowne Plaza

SHOPPING LEISURE

- 9 Nottingham Castle
- 10 Chapel Quarter
- 11 Nottingham Playhouse
- 12 Theatre Royal
- 13 The Cornerhouse
- 14 Bridlesmith Gate Shopping
- 15 Victoria Shopping Centre





LOCATION



Agora benefits from an ideal position to access the city centre, only minutes from Market Square, in addition to the city's public and private transport infrastructure, both of which have recently received major investment to improve the city's connectivity.

TRAVEL TIMES

	Tram Stop	5 mins
	Nottingham Transport Hub	10 mins
	Leicester	24 mins
	Derby	27 mins
	Birmingham	1 hr 14mins
	London	1hr 42mins
	East Midlands Airport	14 miles
	M1 South - Junction 24	11.4 miles
	M1 South - Junction 25	7.2 miles
	M1 North - Junction 26	4.6 miles



[Click here for What3Words link](#)

[Click here for Google Maps link](#)

EPC

EPC Rating B (50)

RENT

Quoting £22.50 per sq ft per annum exclusive.

BUSINESS RATES

Floor	Rateable Value
1st	£88,000
3rd	£105,000
4th	£105,000
6th	£99,000

Interested parties are advised to make their own enquiries to check the rateable values provided above.

VAT

VAT applies at the standard rate.

SERVICE CHARGE

A service charge of £7.50 per sq ft is payable, exclusive of utilities. Further information is available upon request.

LEASE TERMS

Offices are available to let by way of a new effective FRI lease.

CONTACT



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