



**TO LET**

# 19 STONEY STREET

**THE LACE MARKET,  
NOTTINGHAM NG1 1LP**

162 sq m (1,799 sq ft) and  
213 sq m (2,292 sq ft)

**Period office suites available in  
Nottingham's historic Lace Market**

- Delightful character properties retaining many period features throughout
- Well-sought after Lace Market / Creative Quarter
- Close proximity to retail, bars, cafes & restaurants
- Fully redecorated with excellent natural light throughout
- Ready for immediate occupation
- Designated car parking available



NG Chartered Surveyors  
Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

## LOCATION

The property is located in Nottingham City Centre's historic Lace Market and forming part of the successful 'Creative Quarter' business area. The area is dominated by period, former lace manufacturing warehouses that have been subsequently converted to provide a diverse mix of leisure, office and residential premises.

By virtue of its location, the property also benefits from being in close proximity to a variety of shops, bars & restaurants - with Nottingham Train Station, Broadmarsh Bus Station / Car Park, NET Tram Terminus only a short walk away.

## DESCRIPTION

19 Stoney Street comprises a well-presented period office building providing open plan accommodation throughout, with the following specification:

- Fully redecorated throughout
- Kitchen and WC facilities
- Brand new vinyl flooring to ground floor
- Original exposed floor finishes to first floor
- LED lighting
- Large, period sash windows providing excellent natural light
- Passenger lift to all floors
- Perimeter trunking with power and data cabling
- Gas-fired central heating

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	162	1,799
First Floor	213	2,292

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## EPC

An EPC rating is available by way of request from the agents.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Nottingham City Council  
Description: Offices & Premises  
Rateable Value for 2023/24: Ground Floor: £19,500  
First Floor: £23,250

## TENURE

The accommodation is available by way of a new full repairing and insuring lease on a term of years to be agreed.

## RENT

Ground Floor: £27,000 per annum  
First Floor: £34,000 per annum

## SERVICE CHARGE

A service charge will be levied pro-rata for the upkeep and maintenance of the common areas, with guide figures available by way of the agents.

## VAT

VAT is applicable to the rent and service charge due.

## LEGAL COSTS

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



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