

TO LET (MAY SELL) ATTRACTIVE GRADE II* PERIOD OFFICE

ENFIELD CHAMBERS

18 Low Pavement, Nottingham, NG1 7DG



Key Highlights

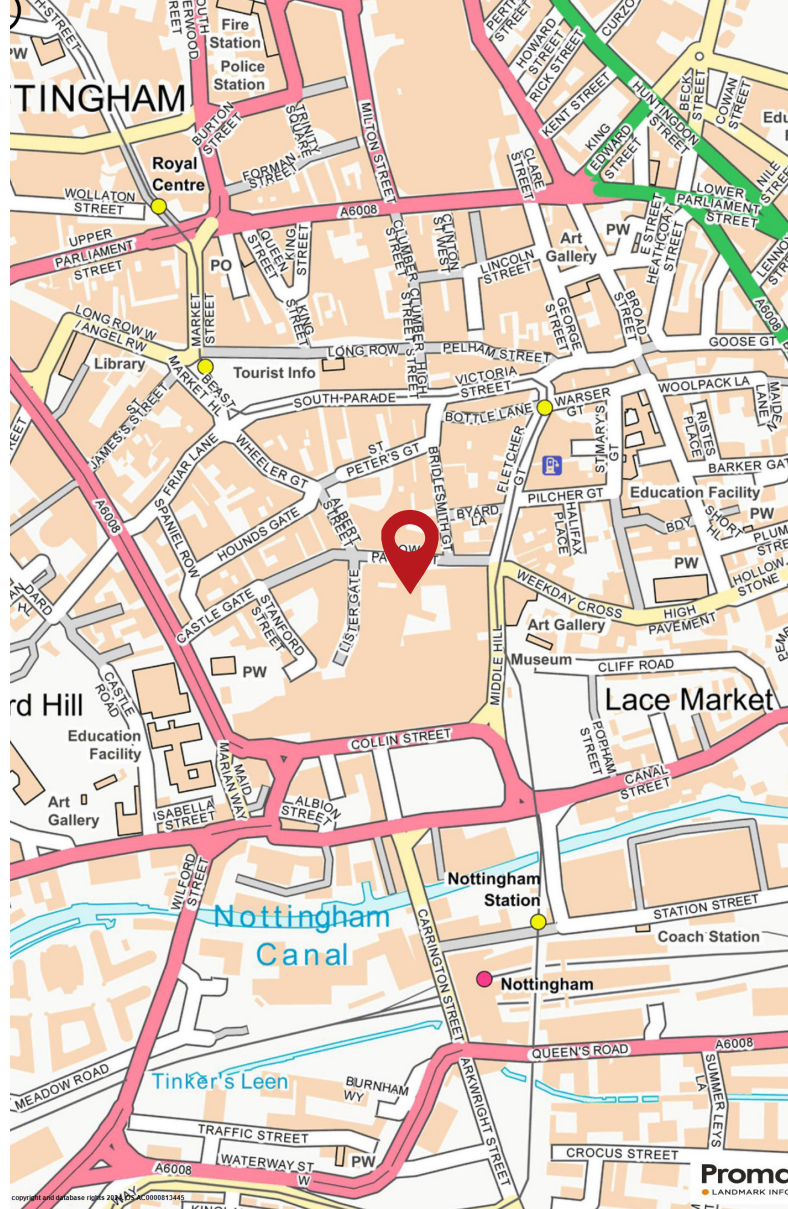
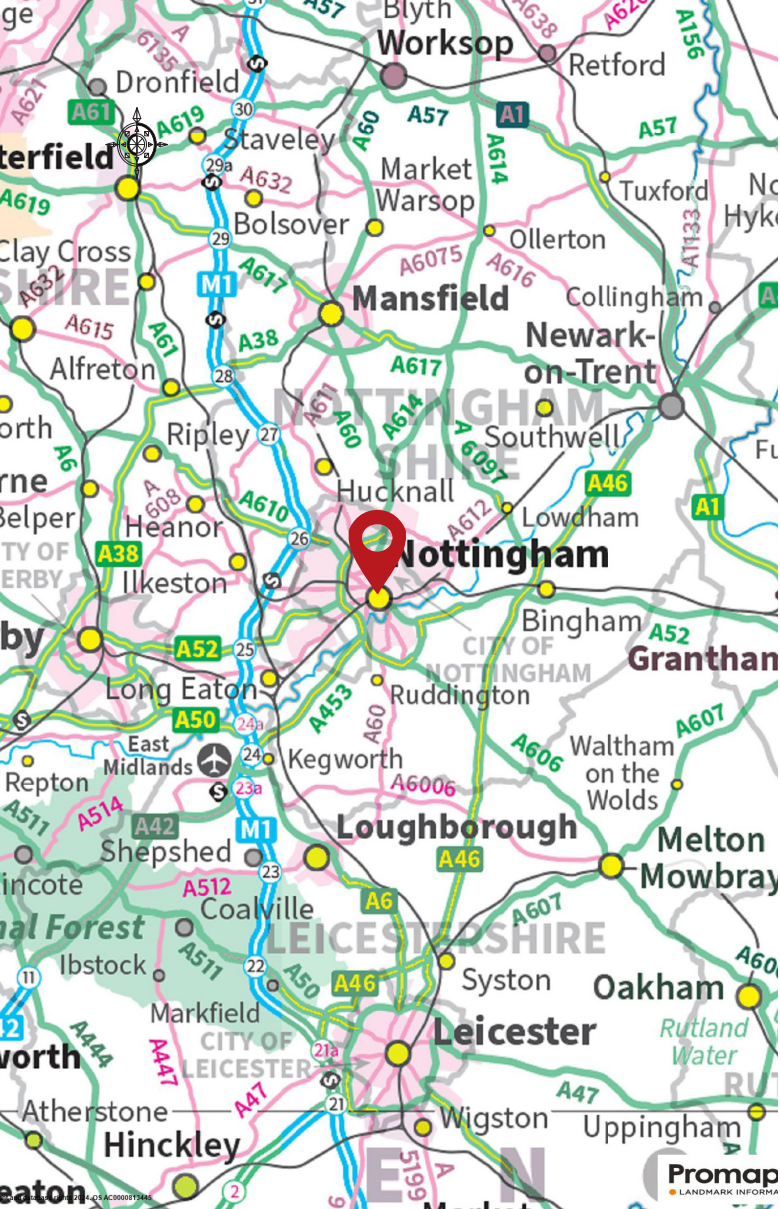
- Prominent city centre location, positioned on a pedestrianised thoroughfare
- Available to let on flexible terms
- Attractive Period offices, extending to approximately 4,025 sq ft

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

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LOCATION

Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network.

The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds.

Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west.

The train station located to the south of the city centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.

SITUATION

The property occupies a prominent position on the principal pedestrianised thoroughfare of Low Pavement, equi-distant between Lister Gate and Bridlesmith Gate, within close proximity to the Nottingham railway station and the Market Tram Stop (Express Transit NET) on Fletcher Gate.

The immediate area benefits from excellent amenities with multiple national retailers nearby including Jo Malone London, M&S, Paul Smith and Fred Perry.

The acclaimed Nottingham Contemporary Art Gallery is within a short walking distance as is the popular Lace Market District providing an eclectic mix of boutique retailers, restaurants and bars.

DESCRIPTION

The property comprises an attractive brick built Georgian office building with later additions arranged over lower ground, ground, first, second and third floors.

Internally, the property is finished to a good specification, incorporating plastered and painted walls, ceiling mounted fluorescent lighting panels, wall mounted electric warm air blowers, perimeter trunking, intercom entry system and carpeted suspended timber floors.

The accommodation is principally configured to provide two large rooms on either side of the central staircase overlooking Low Pavement to the front and a courtyard.

The first and second floors each benefit from a kitchen, male and female WCs whilst a third floor provides attic storage.

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ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,056	98.1
First Floor	1,234	114.6
Second Floor	1,218	113.2
Third Floor	517	48
TOTAL	4,025	373.9

RENT (MAY SELL)

£50,000 per annum, exclusive.

TERMS

The property is available on flexible lease terms.

BUSINESS RATES

Rateable Value 2023 - £33,000

EPC

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VAT

VAT will be applicable.

LEGAL COSTS

Each Party will be responsible for their own legal costs involved in this transaction.

VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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