

FIRST & SECOND FLOORS FOTHERGILL HOUSE

14-26 King Street, Nottingham, NG1 2AS



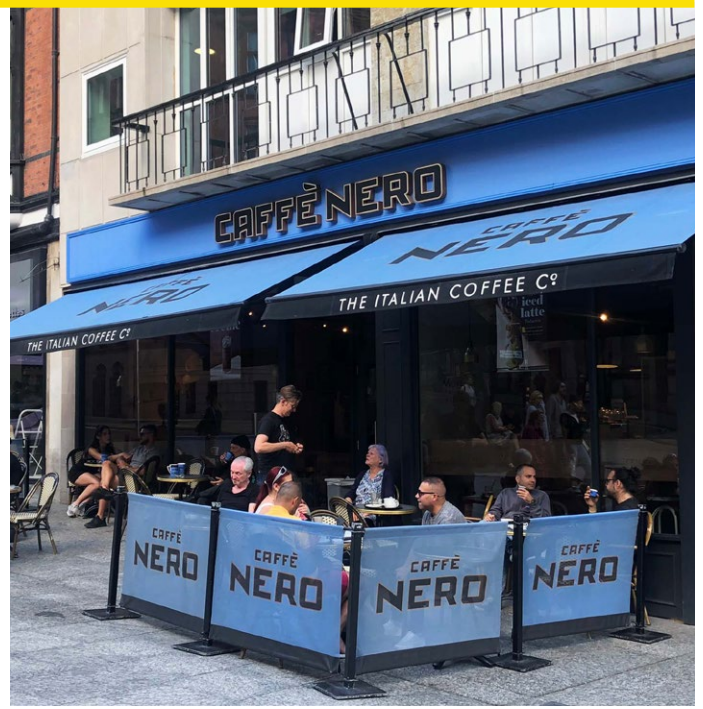
Key Highlights

- Landmark building located in the heart of the City Centre
- Good specification and well configured accommodation
- Attractive newly refurbished reception with Concierge
- Between 7,759 sq ft - 15,585 sq ft
- Up to 16 designated car parking spaces (8 per floor)

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Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG
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Situation

The property occupies a prominent position fronting King Street to the west, within close proximity of the Old Market Square, the immediate vicinity categorised by predominately leisure based operators, including The Alchemist, Caffè Nero, Bill's, Zizzi, Gusto, George's restaurant, Red's True Barbeque, Greggs and Clarks, to name a few.

In addition, the property is within close proximity of the Cornerhouse forming part of than extended leisure quarter at the junction of the South Sherwood Street and Forman Street which includes a Cineworld IMAX, Wagamama's, Nando's, Slug and Lettuce, Roxy's Ball Room, Caffè Nero, Subway and Prezzo, to name a few.

In addition, The Victoria Centre and the Royal Concert Hall are within close proximity.

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Description

The property comprises an imposing landmark building designed by renowned Nottinghamshire architect Watson Fothergill, being Grade II Listed and arranged over basement, ground and five upper levels, having been restored in circa 1990.

The offices are accessed directly off King Street into an attractive refurbished reception which includes a concierge, with feature downlit wall, part plastered, and part painted walls incorporating specialist textured finishes, oxidised steel panelling, part carpeted, and part vinyl covered floors. In addition, there is a combination of recessed and suspended LED lighting together with spotlights.

Access to each floor is serviced by two lifts (17 persons / 1,275kg), additionally via a staircase from the main reception.

Internally the property comprises carpeted raised timber floors, suspended acoustic tile ceilings with recessed fluorescent lighting panels and Daikin air conditioning units. In addition, the property benefits from wall mounted hot water radiators and surface mounted telecommunications sockets.

The first floor has been configured to provide a post room, meeting rooms, shower, male/female and disabled WCs, large kitchen/breakout area, comms room, with the balance of the space being generally open plan.

The second floor has been configured to provide a number of cellular meeting rooms together with a reception, a small kitchenette, male/female and disabled WCs, with the balance of the space being generally open plan.



The basement can be accessed both via the staircase from the main reception and by the two lifts. This leads through to the parking area with up to 16 car parking spaces (8 per floor) and two storage units (1 per floor). The basement is accessed via a ramp with electrically operated steel roller shutter door leading off the rear service area which in turn is accessed off Upper Parliament Street. The basement benefits from a sprinkler system.

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Accommodation

Measured in accordance with the RICS code of measuring practise (6th edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
First Floor	7,826	727.12
Second Floor	7,759	720.89
Total	15,585	1,448.01

Rent

- First Floor - £117,000 per annum exclusive (£15 per sq ft)
- Second Floor - £116,000 per annum exclusive (£15 per sq ft)
- Basement Storage also available for these floors

Terms

The property is available on flexible lease terms.

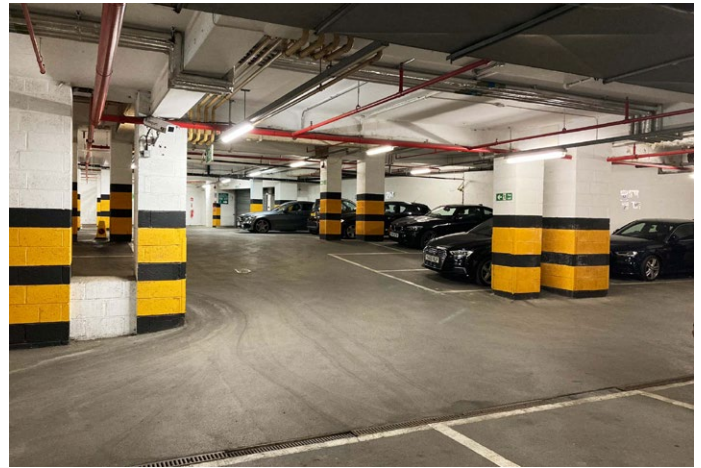
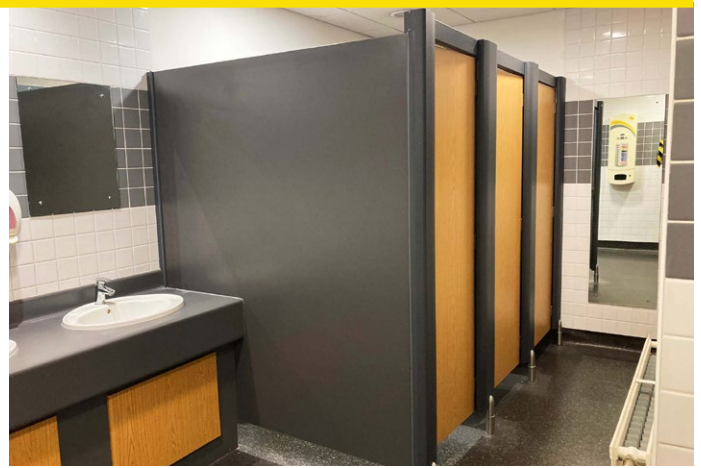


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Rateable Value

We are advised that the property has been assessed as follows:

First Floor

- Rateable Value - £68,000 (2017)
- Rates Payable - £34,816 (2022/2023)

Second Floor

- Rateable Value - £68,500 (2017)
- Rates Payable - £35,072 (2022/2023)

Service Charge

TBC

EPC

First Floor

D 85

Second Floor

E 125

VAT

VAT will be applicable.

Legal Costs

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

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the Lessee will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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