

2 CASTLE QUAY CASTLE BOULEVARD

Nottingham NG7 1FW



Key Highlights

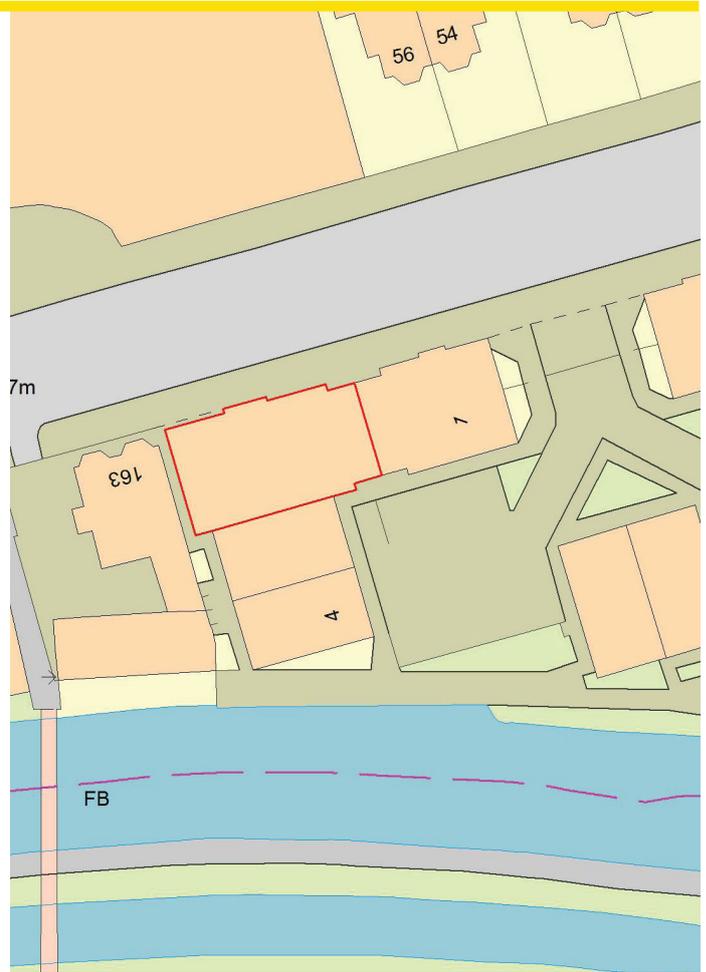
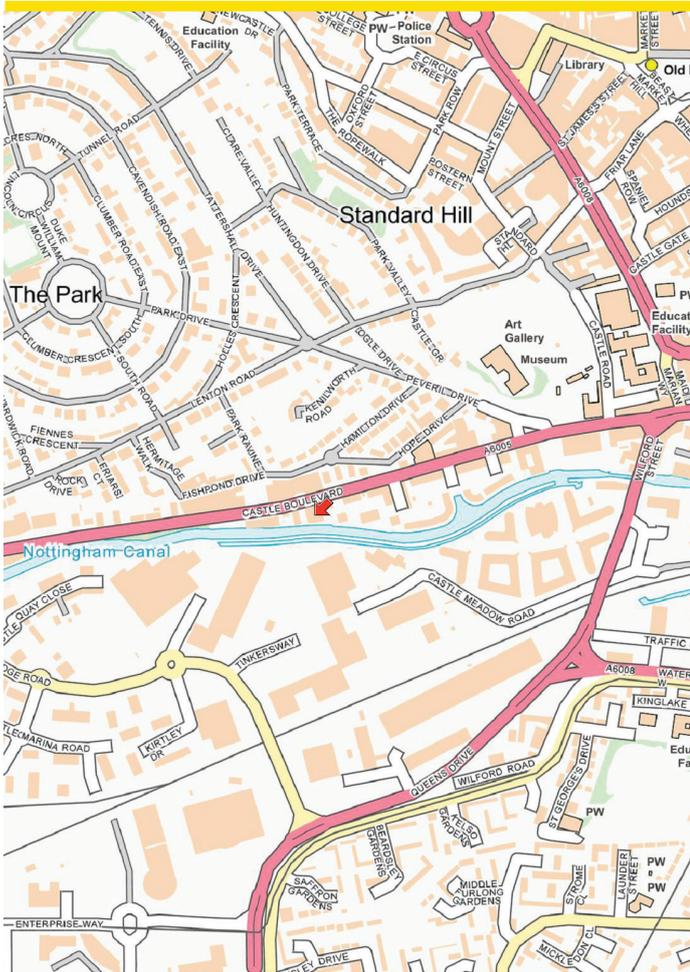
- Attractive canal side location on the southern fringe of the city centre
- Situated on the popular Castle Quay office village
- Good specification including air conditioning
- 501.19 sq m (5,395 sq ft)
- 12 designated car parking spaces
- Available from June 2019

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
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Location

The City of Nottingham lies at the heart of the UK and is regarded as the commercial and administrative hub of the East Midlands.

With an economy worth an estimated £12.1 billion, Nottingham is served by a substantial diversified workforce, with over 15 million people living within a 50 mile radius of the centre, covering an extensive area running south towards Loughborough and west towards Derby. Mansfield is to the north and Newark on Trent and Grantham to the north east and east.

The City attracts a number of international corporations with over 50 Regional and National headquarters based in the City. Nottingham is the home to Alliance Boots, Experian, E.ON UK, Imperial Tobacco Limited, Gala Group, Siemens, Speedo, Vision Express, Games Workshop and Capital One.

The City is directly linked to the Midland Mainline (London St Pancras 1 hour 45 minutes), Nottingham East Midlands Airport provides direct flights to 90 international destinations and the City's modern tram system carries an estimated 9.5 million passengers every year.

Situation

The property forms part of the popular Castle Quays office village off Castle Boulevard, a modern courtyard development just to the south west of Nottingham city centre.

Castle Boulevard is a busy arterial route within walking distance of the city centre, being an attractive location adjacent to Nottingham canal and within close proximity of all the retail and leisure facilities available at Castle Marina.

Description

The premises comprise a three storey modern office building of traditional masonry construction beneath a pitched tiled roof.

The accommodation provides a mix of both open plan and cellular office space arranged over three floors, together with ample ancillary toilet and kitchen facilities.

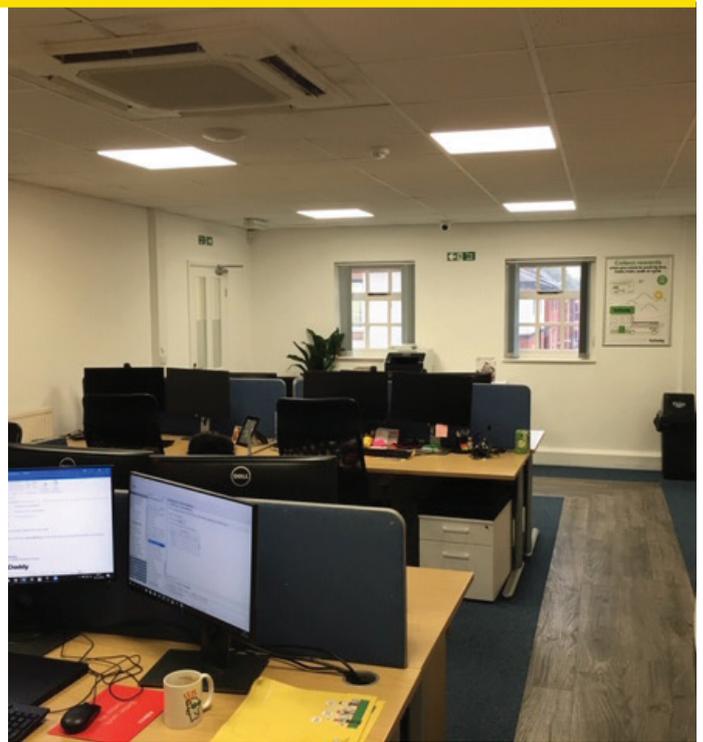
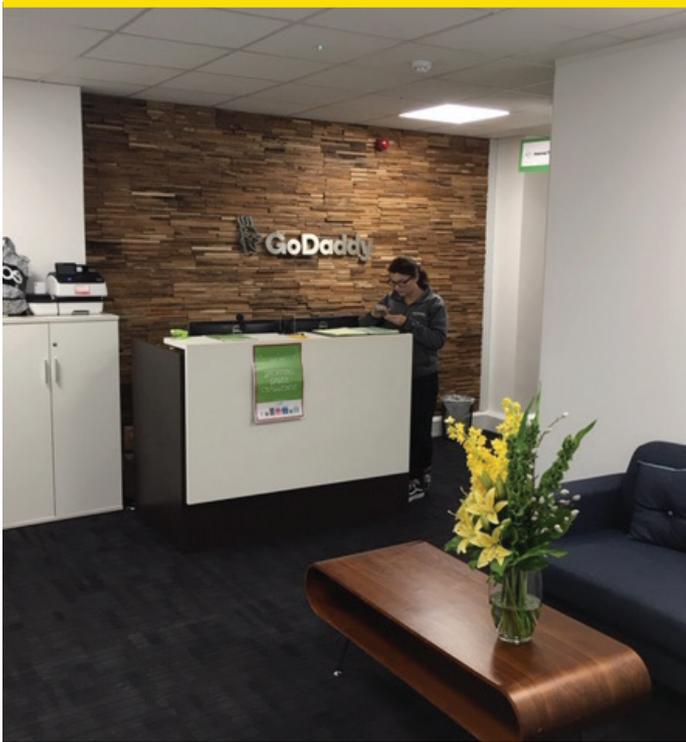
The specification of the offices includes, carpeted floors, perimeter trunking, suspended ceilings inset with low voltage lighting, air conditioning, central heating radiators and double glazed windows.

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Accommodation

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

2 Castle Quay

AREA	SQ FT	SQ M
Ground Floor	1,848	171.68
First Floor	1,830	170.00
Second Floor	1,717	159.51
Total	5,395	501.19

Rateable Value

We are advised that the property has been assessed as part of a larger hereditament and therefore will need to be reassessed upon occupation. Further details upon request.

Lease

Available for occupation from June 2019 on flexible lease terms, further details upon application.

Rent

£56,600 per annum exclusive (£10.50 per sq ft).

Service Charge

The service charge is payable in respect of the upkeep of common areas, further details upon request.

VAT

It is understood that VAT is payable in addition to the quoted rent.

EPC

E103.

Legal Costs

Each party is responsible for its own legal costs in this transaction.

Viewing and Further Information.

Strictly by appointment only with the Sole Agent, Savills.

Contact

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