

FOR SALE / TO LET MODERN CITY CENTRE OFFICES

UNIT 2 VICTORIA COURT

Kent Street, Nottingham, NG1 3LZ



Key Highlights

- Excellent City Centre location
- Self-contained office building.
- Onsite car parking provision.
- High specification.

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

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Location

Victoria Court is situated with frontage to Kent Street which is located within close proximity to the Victoria Centre and within walking distance of the Market Square within Nottingham City Centre.

The premises are well located and benefit from good local amenities including retail and leisure facilities.

In addition, the attractive Lace Market District which is popular with boutique retailers, bars and restaurants is also within a short walking distance.

Description

The subject premises comprises a self-contained unit set within a courtyard development of five separate office buildings.

Internally, the premises comprises predominantly office accommodation which is configured to provide a combination of open plan and cellular space, carpeted and decorated throughout and incorporating suspended ceilings and inset lighting.

In addition, there are comprehensive staff welfare facilities throughout the building.

Externally, the premises benefit from a secured shared courtyard accessed directly off Kent Street, utilized for visitor parking and the premises benefit from a total of seven designated spaces, of which five are underground and two spaces are in the courtyard.

Accommodation

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

AREA	SQ FT	SQ M
Ground Floor	1,001	93.00
First Floor	1,441	133.90
Second Floor	1,479	137.40
TOTAL	3,921	364.30



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Service Charge

A service charge of £7,260 plus VAT per annum is payable in respect of the common areas.

Rateable Value

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

Rates Payable 2020/2021 £16,768

VAT

VAT will be applicable.

Terms

The property is available on flexible lease terms.

Rent

£49,000 per annum exclusive (£12.50 per sq ft).

Price

£495,000 exclusive of VAT

Legal Costs

Each party to be responsible for their own legal costs involved in this transactions.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.



Contact

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