

TO LET

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# CHARACTER PERIOD PROPERTY

Bradbury House, 12 Shakespeare Street, Nottingham, NG1 4FQ



## Key Highlights

- Situated in one of Nottingham's most prominent positions
- Neighbouring the Trinity Square Development, within 200m of Victoria Shopping Centre and 400m of Old Market Square
- Attractive period building with allocated parking in integral surface level car park to the rear
- Flexible lease terms

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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.

Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

## Situation

The property occupies an extremely prominent position fronting Shakespeare Street to the north opposite its junction with North Church Street, directly opposite the Trinity Square Development.

Nearby occupiers include the Tesco Express, Carphone Warehouse and Currys PC World, to name but a few. In addition, the Victoria Centre and Old Market Square are within approximately 200m and 400m, respectively, providing a comprehensive range of amenities.

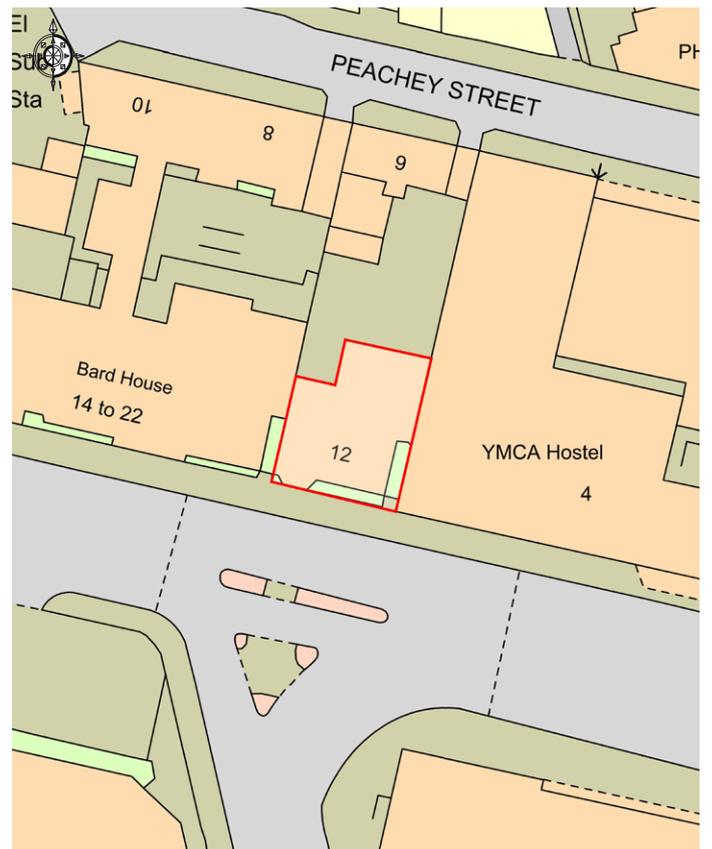
Nottingham Trent University and the Former Guildhall Site which is earmarked for mixed use development are within close proximity.

## Description

The property comprises a former town house built circa 1850 and converted to offices in the late 20<sup>th</sup> century being Grade II Listed. It is of a red brick construction arranged over basement, ground and two upper floors, with stucco dressings and hipped slate roof.

The property benefits from numerous architectural features, including cill bands, timber framed sash windows, central round-arched doorway with keystone, original panelled door and fan light and two lengths of cast iron railings to the front.

Internally, the accommodation is configured to provide attractive offices, benefiting from a lift to all floors and central heating throughout.



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## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) we calculate the property provides the approximate net internal areas:

FLOOR AREA	SQ FT	SQ M
Lower Ground	1,533	142.40
Ground Floor	986	91.60
First Floor	890	82.70
Second Floor	735	68.30
<b>Total</b>	<b>4,144</b>	<b>385.00</b>

In addition, there are allocated car spaces available in an integral surface level car park to the rear.

The above areas are provided for guidance purposes only.

## Lease Terms

The property is available on flexible lease terms either in whole or part at a rental of £15.00 per sq ft exclusive.

## Business Rates

To be assessed.

## EPC

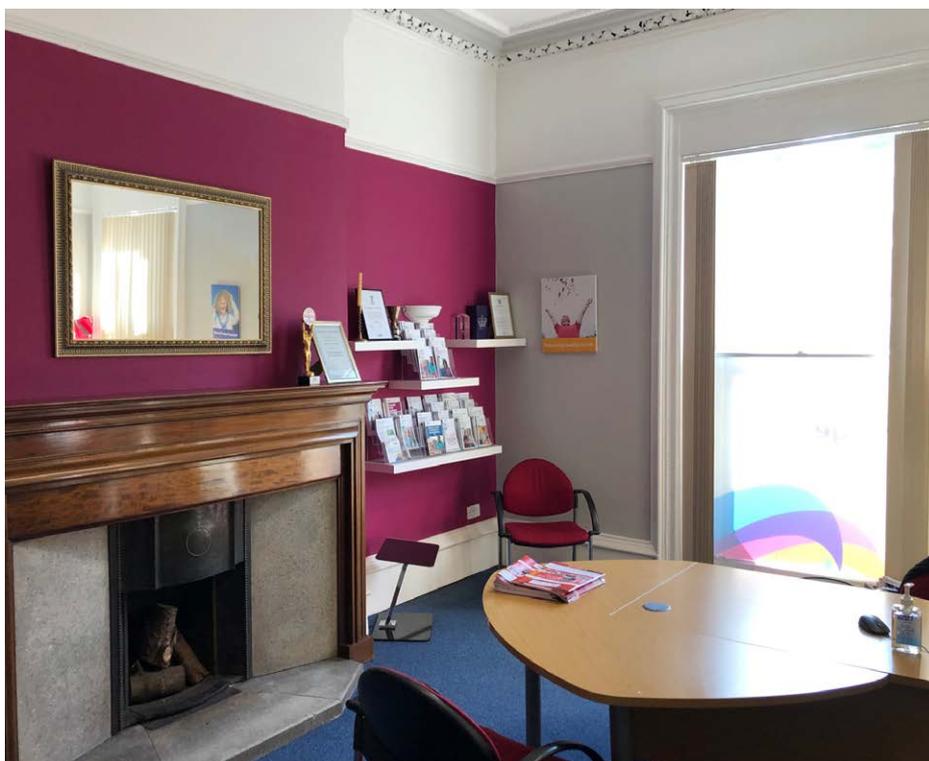
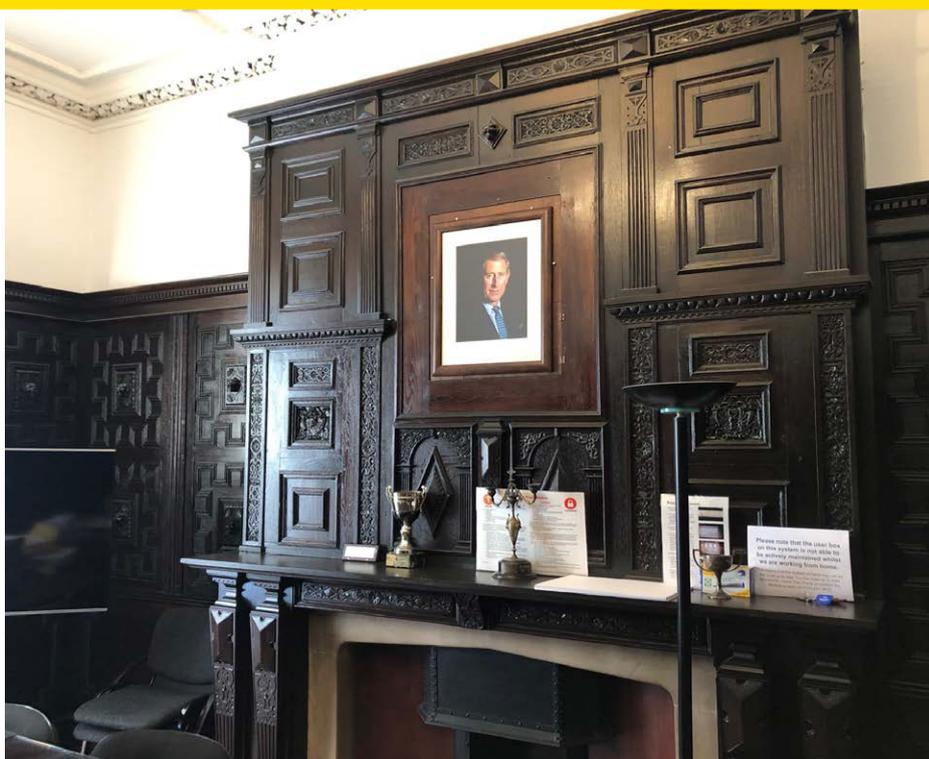
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## VAT

VAT is payable in respect of any rent that is agreed.

## Viewing

Strictly by prior appointment only with the Sole Agent, Savills.



## Contact

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