

FOR SALE

MODERN CITY CENTRE OFFICES

Halifax Place, Nottingham, NG1 1QN



Key Highlights

- Excellent City Centre location
- Self-contained office building
- On site car parking provision
- High specification

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

+44 (0) 115 934 8050

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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, Paul Smith, 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 is centrally located in Nottingham City Centre and is situated at the southern end of Halifax Place which is a cul-de-sac, with views to the east across a Pay & Display Car Park and the rear elevation of The County House.

The immediate area is predominantly categorised by a mixture of attractive period residential and commercial properties within the popular Lace Market District having undergone significant gentrification and now providing an eclectic mix of boutique retailers, restaurants and bars, being particularly popular with SME's in the creative sector

The property is well located within a 10 minute walk from the main Market Square and the City Centre's principal retail, leisure and tourist facilities, including Marks and Spencer, Primark, Hotel Chocolat, Joules, Ted Baker, and restaurants including Iberico, Piccolinos, Kayal and Penny Lane, to name a few.

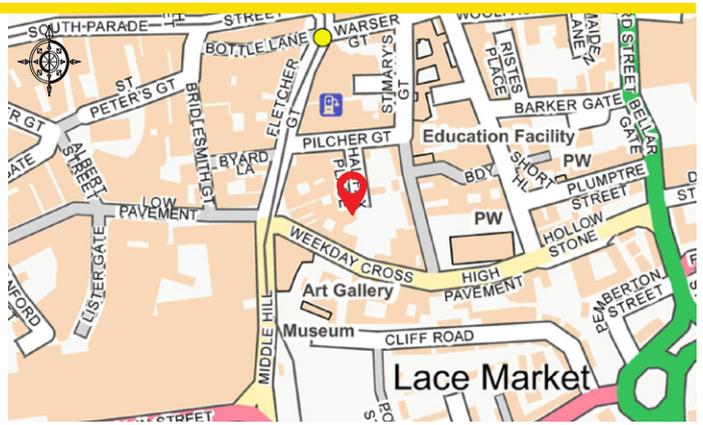
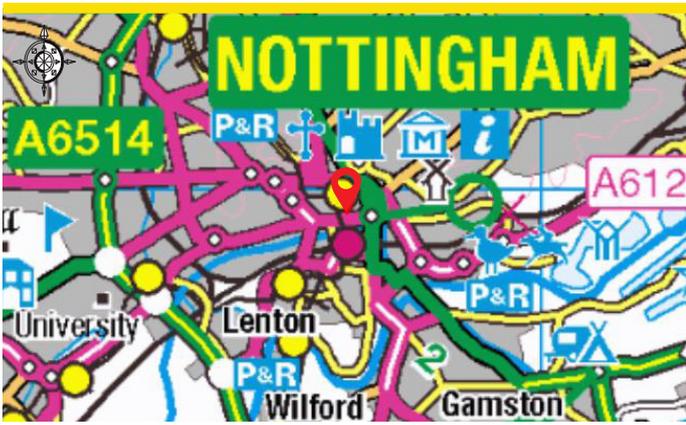
Nearby occupiers include the Lace Market Theatre, Kean's Head Castle Rock, National Justice Museum, Lace Market Hotel, Cock & Hoop, Pitcher & Piano and the internationally acclaimed Nottingham Contemporary, to name but a few.

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Description

The property comprises a modern self-contained terraced office building arranged over five levels being infill development, of a framed construction with insulated blockwork infill walls and part decorative brick and part rendered elevation under a pitched tile roof.

The property benefits from principal elevations to the east and south incorporating UPVC double glazed window units and an attractive canopied entrance. Due to its orientation, the open aspect, affords excellent natural light.

Internally, the building is configured to provide a series of open plan and cellular offices with ancillary accommodation finished to a good specification to include the following:

- Lift to all floors (400kg five person).
- Door entry system and intercom.
- Fire alarm.
- Full gas central heating.
- Disabled chair lift.
- Server room.
- Male, female and disabled WCs.
- Kitchens.
- New gas fired boiler.

- New electricity circuit board.
- Undercroft storage (shared).
- Six car parking spaces.
- Suspended ceilings with surface mounted fluorescent lighting.
- Perimeter trunking.
- Carpeted, concrete and timber floors.

Accommodation

Measured in accordance with the RICS Code of measuring Practice (6th Edition), we calculate the property provides the approximate net internal area:

FLOOR AREA	SQ FT	SQ M
Basement	607	56.4
Lower Ground	587	54.6
Ground	644	59.8
First	1,035	96.2
Second	1,040	96.6
Second (plant room)	25	2.3
Total	3,938	365.9

Rates

Rateable Value 2017	£33,000
Rates Payable 2021/2022	£16,467

EPC

D83.

VAT

VAT is not applicable.

Tenure

Freehold.

Price

£690,000

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Enfield Chambers

18 Low Pavement

Nottingham

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Contact

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