

To Let

303m² (3,257ft²) to 611m² (6,572ft²)

High quality affordable offices in City Centre location – VAT not applicable



7th & 8th Floors
Market Square House
Nottingham
NG1 6FG

- + City Centre offices overlooking the Market Square
- + DDA compliant building
- + Stylish contemporary reception
- + Basement car parking onsite
- + Prominent building with panoramic views
- + High quality refurbished offices

Visit our website www.fhp.co.uk

0115 950 7577

Fisher Hargreaves Proctor Ltd | 10 Oxford Street Nottingham NG1 5BG





7th & 8th Floors Market Square House Nottingham NG1 6FG

303m² (3,572ft²) to
610m² (6,572ft²)

+ Location

The property is located in a prominent position overlooking the Market Square situated in the heart of Nottingham City Centre with panoramic views across the City including Nottingham Castle.

The offices are accessed from St James Street and benefits from excellent public transport links including the Market Square NET tram stop and numerous bus stops in the immediate vicinity.

Market Square House is approximately 0.5 miles from Nottingham train station and is well linked by the tram. There are various multi storey car parks nearby.

+ The Property

The DDA compliant building benefits from an impressive recently refurbished manned reception.

Office suites have undergone a complete refurbishment to offer exceptional quality accommodation.

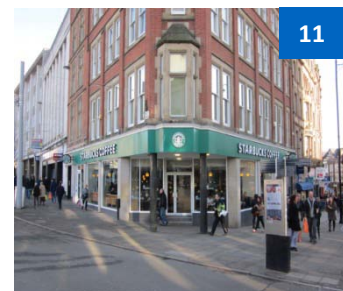
The suites current benefit from:

- + Carpeted floors
- + Suspended ceilings with recessed lighting
- + Secondary glazing with solar reflective film
- + Perimeter trunking
- + Recessed ceiling mounted air conditioning
- + Two high speed 10 person lifts
- + Stair access to all floors
- + Male and female WC's within the stairwells

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+ Accommodation

We calculate the area of the suites to be:

Suite	M ²	Ft ²
7 th Floor	303	3,257
8 th Floor	308	3,315
Total	611	6,572

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

+ Car Parking

The building offers secure basement car parking which is accessed from St James Street.

7th Floor – 3 designated spaces

8th Floor – 3 designated spaces

+ Service Charge

A service charge is payable, details are available upon request.

+ Rent

The suites are available to let on new full repairing and insuring terms for a rent of:

£12.50 per sq ft per annum exclusive

Inclusive of car parking.

+ Business Rates

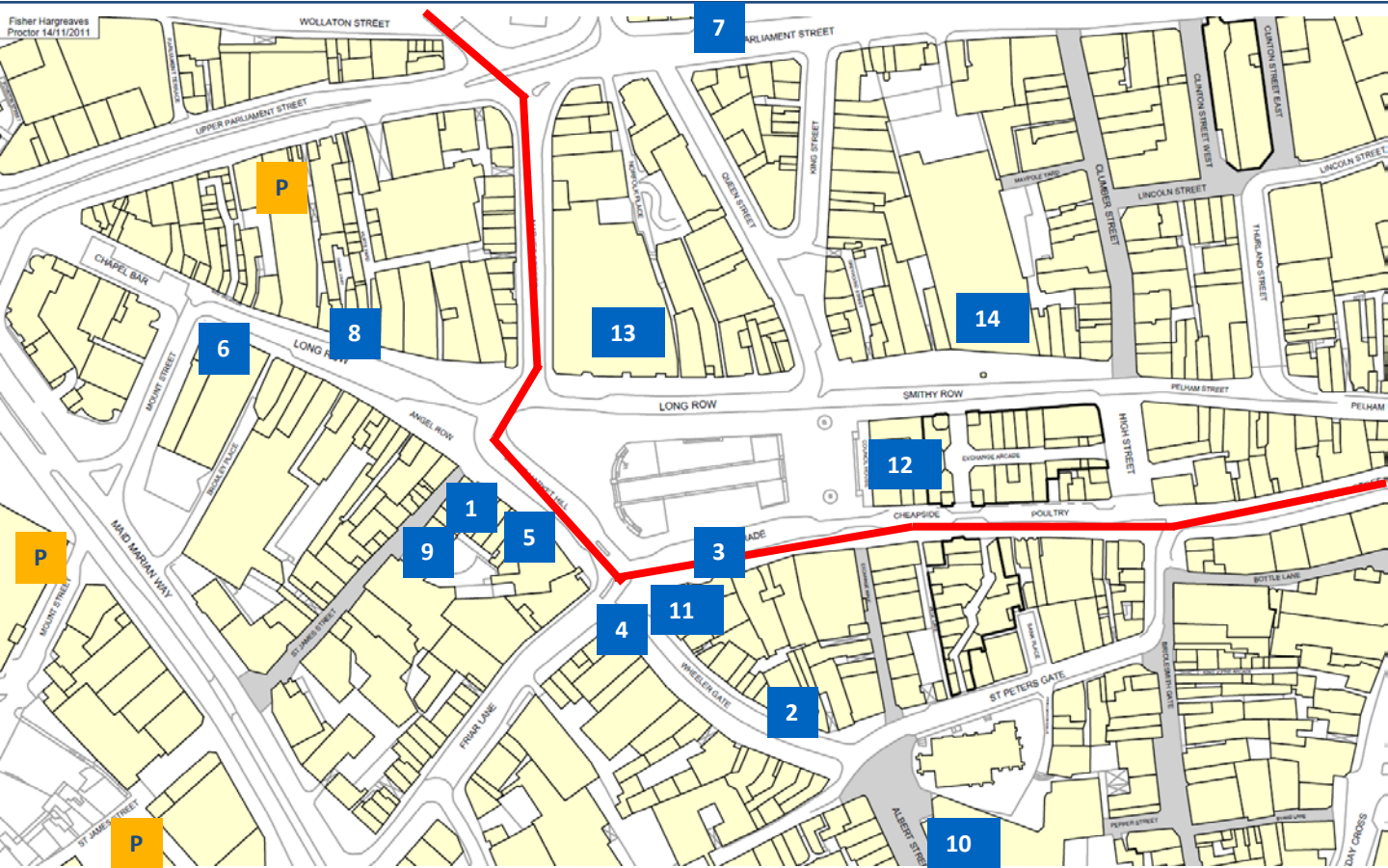
We have been verbally advised by Nottingham City Council the following:

Suite	RV
7 th Floor	£24,750
8 th Floor	£24,750

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council on 0115 9155555)

+ VAT

VAT is not applicable to the rent and service charge.



+ Key

- 1) Market Square House
- 2) Sainsbury's Local
- 3) Tram Stop
- 4) Costa Coffee
- 5) Greggs
- 6) Caffe Nero
- 7) Nottingham Theatre Royal
- 8) Tesco Express
- 9) Entrance to the offices
- 10) M&S
- 11) Starbucks
- 12) The Council House
- 13) Debenhams
- 14) Primark



= Car Park



= Tram Line

+ EPC

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

123 This is how energy efficient the building is.

Interested? Call

For further information or to arrange to view please contact:

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