



## TO LET : RETAIL / LEISURE / OFFICE UNIT

15 Hockley, Nottingham, NG1 1FH

### LOCATION

The property is conveniently located in a strategic position within Nottingham's Creative quarter [www.creativequarter.com](http://www.creativequarter.com) in between the vibrant areas of Hockley and Sneinton Market.

This part of Nottingham City centre is an increasingly developing, desirable and vibrant on trend area home to an eclectic mix of retail, lifestyle, office, residential and leisure occupiers with a vast amount of purpose built student accommodation surrounding the subject premises.

Occupiers within the vicinity include, **IQ, The Motorpoint Arena, The National Ice Centre, COW, AMF Bowl, Bunkers Hill Public House, The Watered Garden, Blend Coffee Shop** and **Desi Downtown** to name but a few.

### ACCOMMODATION

The property benefits from an open plan layout with generous ceiling heights at ground floor. At first and second floor the property is arranged as office space with Gas Central Heating and double-glazed windows throughout.

The premises provide the following approximate accommodation:

	sq.m	sq.ft
Ground Floor Sales	144	1,548
First Floor Office	35	377
Second Floor Office	38	409
<b>Total</b>	<b>217</b>	<b>2,331</b>

For further information or to arrange a viewing please contact **BOX Property**

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

**Ben Tebbutt**  
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### TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£25,000 per annum.

### BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £8,400

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £4,191\* (Small business rates relief may apply)

### INSURANCE

The Insurance charge for the current financial year is available upon request.

### PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

### VAT

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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### IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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