



TO LET : OFFICE SUITES

27-33 Warser Gate, Nottingham NG1 1NU

LOCATION

The subject premises are located within the lifestyle and cultural quarter of Nottingham City Centre known as Hockley. Hockley is experiencing a surge in popularity thanks to its consistent day and night economy, providing a vibrant atmosphere created by an eclectic mixture of on trend national and independent operators.

Nearby occupiers include **Bar Iberico, Mesa, Rough Trade, Revolution, Brew Dog, Cow Vintage, Ice Nine, The Jam Cafe, Bunk Cocktails and Wings, The Curious Tavern, Hockley Arts Club, Ugly Bread Bakery, Annie's Burger Shack** and **The Angel Micro Brewery.**

The property benefits from a highly convenient location with good access to public transport links. It is in close proximity to Hockley Junction where Broad Street, Stoney Street, Goosegate, Heathcoat Street and Carlton Street meet forming the heart of Hockley.

PROPERTY

The office suites benefit from open plan arrangements, high ceilings, air conditioning, disabled lift access, toilet facilities and kitchenettes.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor (Suite 1)	161	1,733
First Floor (Suite 2)	169	1,819
Second Floor (Suite 3)	169	1,819
Third Floor (Suite 4)	104	1,119
Ancillary	47	506

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

Frankie Labbate
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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

Offers are invited at a rent of £15 per ft² exclusive.

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:
To be assessed.

SERVICE CHARGE

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

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 B1

(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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