

FOR SALE / TO LET MODERN CITY CENTRE OFFICES

# CHARTWELL HOUSE

67 – 69 Hounds Gate, Nottingham, NG1 6BB



## Key Highlights

- Excellent City Centre location
- Self-contained office building.
- Onsite car parking provision.
- High specification.

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

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**



## 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 occupies an extremely central location within Nottingham City Centre, situated on the pedestrianized section of Hounds Gate to the west of Maid Marian Way (A6008) close to its junction with Castle Place, within the professional quarter and benefiting from excellent local amenities.

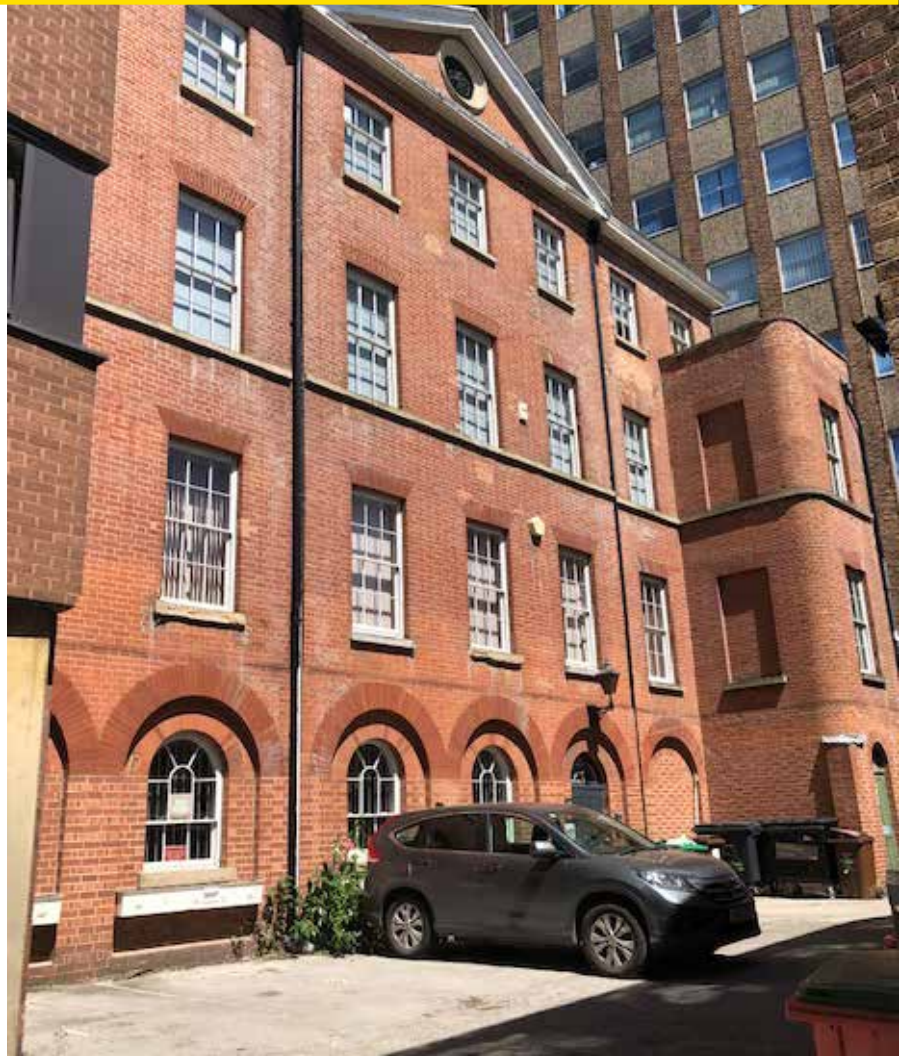
Nearby occupiers include World Service, Cumin, Ludorati, Fothergills and The Castle Pub, to name but a few.

The property is also within close proximity of Nottingham Castle, Museum and Art Gallery, also being within a short walking distance of the main Old Market Square.

## Description

The property comprises an attractive Grade II\* Listed period building configured internally to provide generally, a combination of open plan and some cellular offices arranged over basement, ground and two upper floors and finished to a good specification. The building also benefits from a six person lift to all floors.

Externally, the premises benefit from four car parking spaces to the rear. One of which is leased at £75.00 per month, excluding VAT.



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

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**





## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and are for guidance purposes only.

AREA	SQ FT	SQ M
Basement	1,061	98.54
Ground Floor	1,659	154.12
First Floor	1,538	142.92
Second Floor	1,547	143.72
<b>TOTAL</b>	<b>5,805</b>	<b>539.30</b>

## Rateable Value

We are advised that the property has been assessed as follows:  
Rates Payable 2020/2021 £23,808.

## VAT

VAT will be applicable.

## Terms

The property is available on flexible lease terms.

## Rent

£84,000 per annum exclusive (£14.50 per sq ft).

## Price

£795,000 exclusive of VAT.

## Legal Costs

Each party to be responsible for their own legal costs involved in this transactions.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

### Victor Ktori

+44 (0) 7870 999 467  
vktori@savills.com

### Christine Thorn

+44 (0) 115 934 8152  
cthorn@savills.com

### Savills

Enfield Chambers, 18 Low Pavement  
Nottingham, NG1 7DG

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | August 2020