

# Elegant Offices With Parking

17 THE ROPEWALK, NOTTINGHAM NG1 5DU

Available from September 2021

193 sq m (2,084 sq ft)

## TO LET

- Prime location
- 6 car parking spaces
- New lease available
- Undergoing refurbishment
- Self-contained office
- Close to City Centre amenities



VIEWING RECOMMENDED



  
www.ng-cs.com  
0115 958 8599

NG Chartered Surveyors  
Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

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## LOCATION

17 The Ropewalk is situated in an area popular with Nottingham's professional service sector, only a short walk to the City Centre.

The Ropewalk is one of the City's most desirable business locations; opportunities such as this are increasingly rare.

## DESCRIPTION

The property is an elegant, self-contained, three-storey Period office building arranged to provide offices, storage, kitchen and welfare facilities over basement, ground, first and second floors.

To the front of the property is a private car park with spaces for 6 vehicles. Access to the property is available off The Ropewalk or College Street.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Basement	41.53	447
Ground Floor	46.79	504
First Floor	50.19	540
Second Floor	55.08	593
<b>Total</b>	<b>193.59</b>	<b>2,084</b>

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## CONSERVATION AREA

The property is located within The Park Conservation Area of Nottingham City Centre.

## EPC

The property has an EPC rating of 121 falling within Band 'E'.

## TOWN & COUNTRY PLANNING

The property has an established use Class E (Commercial, Business & Services) of the Town & Country Planning Use Classes Order 2020.

## BUSINESS RATES

Charging Authority: Nottingham City Council  
 Description: Offices & Premises  
 Rateable Value: £14,250  
 Period: 2021/22

## TENURE

The property is available by way of a new full repairing and insuring lease, on terms to be agreed.

## RENT

£27,500 per annum.

## VAT

VAT is applicable to the rent at the prevailing rate.

## LEGAL COSTS

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



## SUBJECT TO CONTRACT

Viewing by prior appointment only

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