

# To Let

## Office 3,584 sq ft NIA

Canalside House, Castle Wharf, 6 Canal Street, Nottingham, Nottinghamshire, NG1 7EH



### Summary

- Self contained multi-let Grade A refurbished offices with feature reception.
- Type: Office
- Tenure: To Let
- Size: 3,584 sq ft NIA
- Rent: Available on Request

### Highlights

- Self contained highly prominent offices
- Refurbished Grade A
- Feature reception
- Secure undercroft parking

## Location

Canalside House is one of the most prominent self contained office buildings in Nottingham city, situated in an established commercial location with nearby occupiers including Browne Jacobson, Land Registry, Parexel and the HMRC campus.

The building is conveniently located to access the city's public and private transport infrastructure, both having benefited from recent major improvements. Alongside the transport links there is a wide range of amenity in close proximity, including bars, coffee shops, restaurants and convenience stores within a 5 minute walk.

The property is located on Canal Street, one of the main arterial routes through the city centre. This leads onto Maid Marion Way to the north and the main retail centre. To the South West, onto Wilford Street and Queens Drive, Junction 24 of the M11 is 10 miles from the subject property, via the newly dualled A453.

## Specification

The building has been refurbished to deliver open plan Grade A offices with feature reception.

The open plan office accommodation is arranged over the first, second and third floors, with only the ground floor now available. The specification includes:

- Feature reception
- Raised floors
- LG7 lighting
- Comfort cooling
- 2 passenger lifts
- Showers
- Secure undercroft parking

## Availability

Floor	sq ft	sq m
Ground floor	3584	332.95

## Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

## Viewing

Strictly by appointment by the sole agents.

## Energy Performance Rating

Available upon request.

## Rent

Available on Request

## Business Rates

Rates Payable: £119,306 per annum

(based upon Rateable Value: £242,000 and UBR: 47.9p)

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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