



 **citygate** tollhouse hill
nottingham NG1 5FS

take a view

take time to consider prime, newly refurbished office accommodation available in the heart of Nottingham



take pride **stylish meeting rooms**
Existing occupier's offices



take space **open-plan accommodation**



take a walk **located in the city centre**



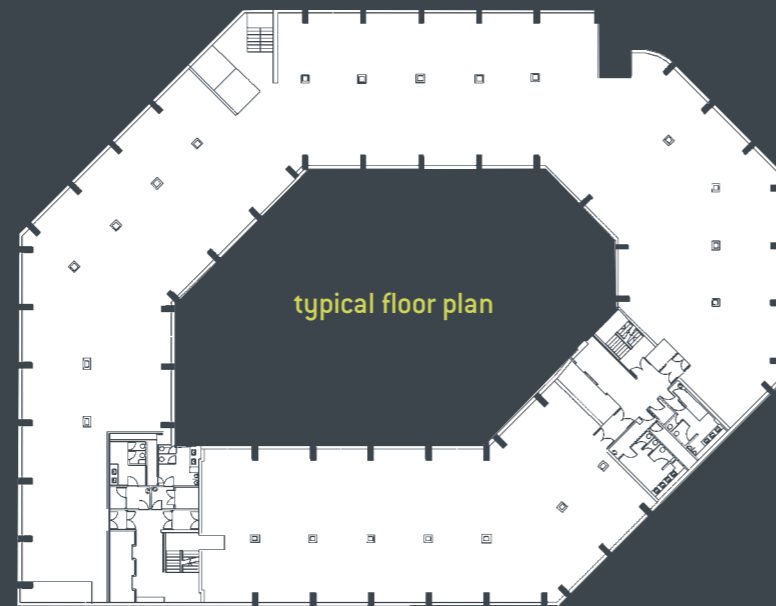
take stock **flexible suite sizes available**

City Gate is a landmark building extending to 130,000 sq ft. Accommodation is immediately available in a range of suite sizes benefiting from:

- newly refurbished open-plan floors
- new suspended ceilings with inset LG7 compliant lighting
- new carpeting and decorations throughout
- heating and cooling
- refurbished wc's and common areas

Accommodation

Please contact the joint agents for confirmation of current floorspace availability.



Occupiers already in City Gate

- Ernst & Young
- Amlin
- Handelsbanken
- Nottingham Post
- Gateley Solicitors
- Jones Lang Lasalle



City Gate has excellent public transport access being close to bus, tram and train links, and is only a 15 minute walk from Nottingham railway station (London St. Pancras 1 hour 30 mins).

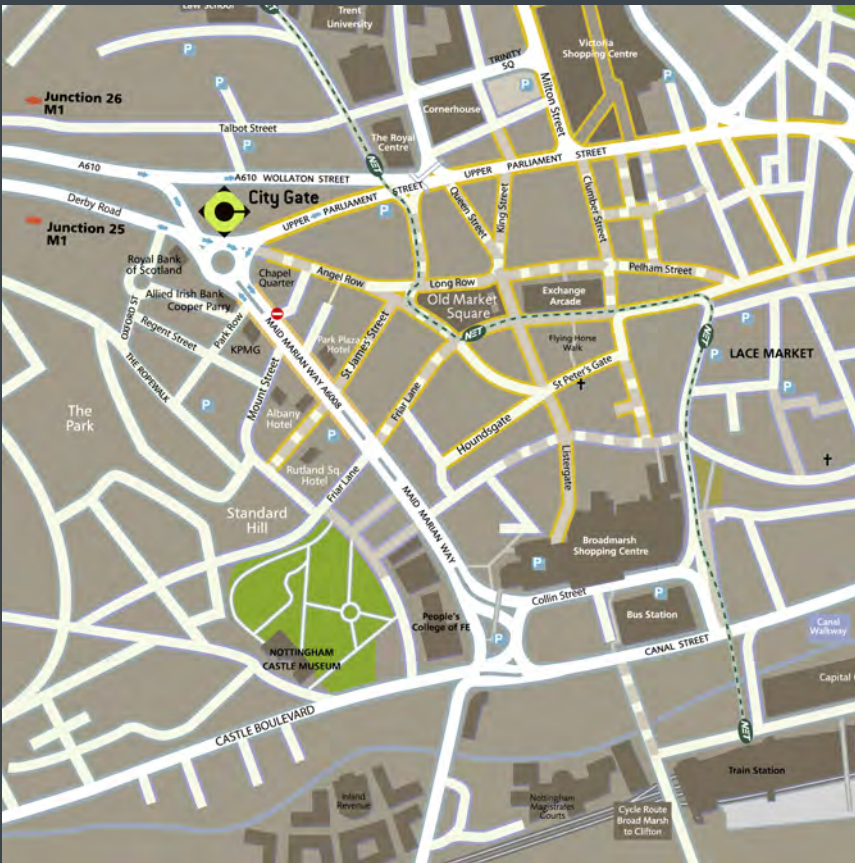
Nottingham has an urban population of circa 280k and major office occupiers already established within the city include Capital One, Boots, E.on, Experian and HMRC.

www.citygatenottingham.co.uk

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|----------------|--|
| Tenure | The offices are available on effectively fully repairing and insuring leases, for a term of years to be agreed. |
| Rent | Upon application. |
| VAT | VAT will be payable. |
| Rateable Value | To be confirmed. |
| Service Charge | A service charge is payable for security, heating & cooling, maintenance, repair and the cleaning of common parts. Details upon application. |
| Car Parking | City Gate offers an unrivalled car parking ratio for a city centre office building. 1 car space per 1000 sq ft NIA will be included within the rent, and additional spaces within the basement car park (up to a maximum ratio of c.3 spaces per 1000 sq ft NIA) will be available by separate arrangement at a rental to be agreed. Car spaces are located within the basement car park of City Gate West. Further details regarding current availability upon application. |
| EPC | City Gate has an EPC asset rating of D 97. |



take a look City Gate is a landmark office building within the heart of Nottingham's business quarter, situated at one of the major gateways into the city centre at the top of Maid Marian Way, a short distance from the Market Square



www.citygatenottingham.co.uk

take it further arrange a viewing with the joint agents:

Geo Hallam & Sons
 0115 958 0301
 www.geohallam.co.uk

JONES LANG LASALLE
 0115 908 2120

PROPERTY MISDESCRIPTION ACT 1991

All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.