

NOTTINGHAM CITY CENTRE : TRINITY PLACE



13,309 SQFT (1,236 SQM)



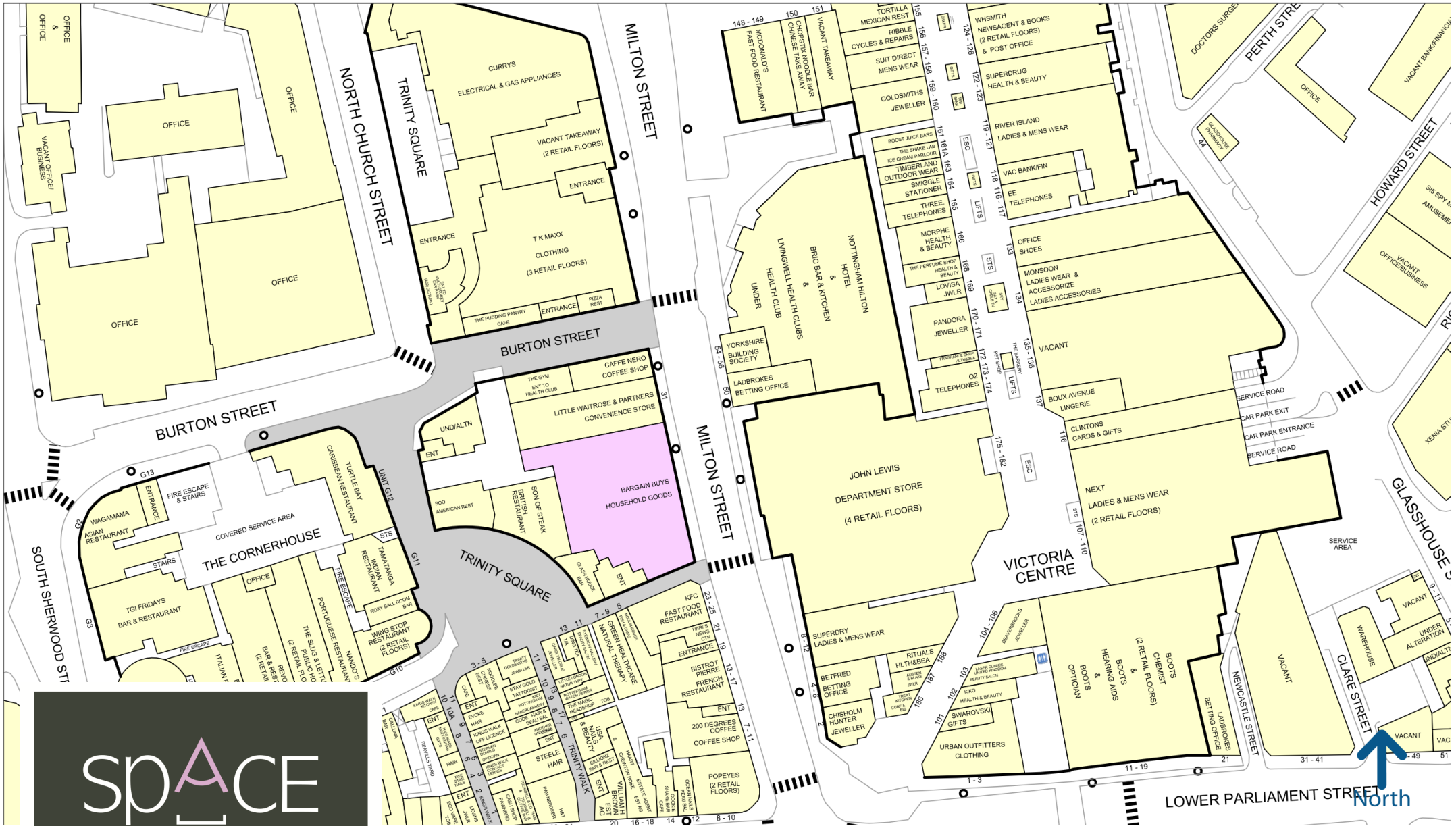
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Situation

Trinity Place is a mixed use scheme located in the prime retail and leisure district of Nottingham City Centre. Close to Nottingham Trent University and the Theatre district, Trinity Place is situated between The Victoria Centre and The Cornerhouse. Occupiers in the area include Wingstop, Roxy Ball Room, John Lewis, Boo Burger, TK Maxx, Waitrose, Panda Miami, Creams, Caffe Nero, Turtle Bay and The Gym Group. Units 1 & 2 occupy a prominent position looking towards Clumber Street and being immediately opposite the John Lewis entrance into The Victoria Centre.

Location and Description

Nottingham is the dominant retail location within East Midlands and its consumer economy is one of the largest outside of London for annual spend. The city has a catchment population of 1 million people, increasing to 2.3 million within a 45 minute drive time. The economy is supported by a youthful and affluent student population of over 62,000 who attend the University of Nottingham and Nottingham Trent University. The units are in a prominent corner position on Milton Street .

Accommodation

Ground Floor	829.8 sq m	(8,932 sq ft)
First Floor	406.6 sq m	(4,377 sq ft)
Total	1,236.4 sq m	(13,309 sq ft)

**measured on a GIA basis.*

Tenure

Subject to vacant possession, available on new lease terms, from January 2024, rent upon application.

Rateable Value

Rateable Value; £227,000

Energy Performance Certificate

An EPC is in production.

Further information

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Anti-Money Laundering

SPACE-Retail Property Consultants are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. We are required to conduct due diligence and following an offer being made or received, the prospective purchaser or occupier.

Marketing Details;

1. Whilst every care is taken in the preparation of these particulars SPACE RPC London Limited and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements or distances are approximate and for guidance only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. It should not be assumed that the property or site has all necessary building regulation or planning or other consents and SPACE RPC London have not tested any services, equipment or facilities. Purchasers and Lessees must satisfy themselves. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to Contract January 2024.

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