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1 Broadway | The Lace Market  
Nottingham | NG1 1PR

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## Superb office refurbishment ongoing Due for completion February 2019

Suites from 42m<sup>2</sup> (453ft<sup>2</sup>) to 970m<sup>2</sup> (10,444ft<sup>2</sup>)



- Superb exposed services
- Refurbishment ongoing
- Ready for occupation February 2019
- Feature entrance reception
- New floors, LED lighting, comfort cooling
- Fluted columns and feature windows



To Let

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## The Property

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1 Broadway is prominently located in the heart of The Lace Market, Nottingham's Creative Quarter.

The building sits on the corner of St Mary's Gate and Broadway.

The refurbishment is ongoing which can enable the building to be occupied as a whole or on a floor by floor basis.

## Location

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The property is in the heart of Nottingham's Lace Market with complementary facilities including the Kean's Head and Annie's Burger Shack immediately on the door step and Nottingham's retail core within a five minute walk.

## Accommodation and Rental Values

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The property has the following internal areas in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition:-

Floor	M <sup>2</sup>	Ft <sup>2</sup>	Asking Rent
Lower Ground Floor	137m <sup>2</sup>	1,475ft <sup>2</sup>	£19,175 per annum
Front Ground Floor Suite	42m <sup>2</sup>	453ft <sup>2</sup>	£8,155 per annum
Rear / Main Ground Floor Suite	77m <sup>2</sup>	829ft <sup>2</sup>	£14,100 per annum
First Floor	179m <sup>2</sup>	1,927ft <sup>2</sup>	£30,832 per annum
Second Floor	200m <sup>2</sup>	2,153ft <sup>2</sup>	£34,450 per annum
Third Floor	186m <sup>2</sup>	2,003ft <sup>2</sup>	£32,050 per annum
Fourth Floor	149m <sup>2</sup>	1,604ft <sup>2</sup>	£25,665 per annum
<b>Total</b>	<b>970m<sup>2</sup></b>	<b>10,444ft<sup>2</sup></b>	<b>£164,427 per annum</b>

(This information is given for guidance purposes only)

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## Refurbishment

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Refurbishment is ongoing with the building being stripped back and new finishes being provided internally to include:-

- Feature ground floor reception
- Shower facilities
- New finishes throughout, decorations, LED lighting, carpeting, etc
- Secure bike storage
- New WCs

by way of illustration.



Similar style of refurbishment shown for illustrative purposes

## Service Charge

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A service charge will look after and administer the common areas within the property. Budget costs are being evolved.

## Rates

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The property needs to be reassessed. Guide Rateable Value figures can be provided.

## EPC

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The building will be reassessed upon completion of the refurbishment works. The rating prior to refurbishment was E117.

## VAT

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We are awaiting confirmation as to the VAT status of the building.



## The Lace Market Area

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**SAT NAV: NG1 1PR**

**1 Broadway**



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