

FOR SALE / TO LET

MODERN CITY CENTRE OFFICES

Unit 2 Victoria Court, Kent Street, Nottingham, NG1 3LZ



Key Highlights

- Excellent City Centre location
- Self-contained office building
- Onsite car parking provision
- High specification

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham NF1 6GN

+44 (0) 115 934 8050

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Victoria Court is situated with frontage to Kent Street which is located within close proximity to the Victoria Centre and within walking distance of the Market Square within Nottingham City Centre.

In addition, the attractive Lace Market District which is popular with boutique retailers, bars and restaurants is also within a short walking distance.

The subject premises comprises a self-contained unit set within a courtyard development of five separate office buildings.

Internally, the premises comprises office accommodation arranged over three floors and is configured to provide open plan accommodation, kitchen , W/C and shower facilities at ground floor. The first floor is configured to provide predominately open plan accommodation with 3 individual office suites, benefiting from its own kitchenette and W/C facility. The second floor comprises open plan accommodation with its own kitchenette and W/C facilities.

Externally, the premises benefit from a secured shared courtyard accessed directly off Kent Street, utilised for visitor parking and the premises benefit from a total of seven designated spaces, of which five are underground and two spaces are in the courtyard.

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,001	93.00
First Floor	1,441	133.90
Second Floor	1,479	137.40
TOTAL	3,921	364.30

A service charge for the year 2025/2026 of approximately £4,474.80 plus VAT per annum is payable in respect of the common areas.

We are advised that the property has been assessed as follows:

Rateable Value (2026) - £36,750



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All internal photographs were taken in May 2024

VAT

VAT will be applicable

EPC

D77

RENT

£48,000 per annum exclusive (£12.24 per sq ft), on flexible lease terms

PRICE

£380,000 exclusive of VAT

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transactions

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

FURTHER INFORMATION

For further information or viewings, please contact the Sole Agents, Savills.

CONTACTS

For further information please contact:

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