



Granby House

44-50 FRIAR LANE
NOTTINGHAM,
NG1 6DQ

161.53 – 323.24 sq m
(1,738 – 3,479 sq ft)

First & Second floor office suites in the heart
of the City Centre

- Prominent City Centre position
- Fantastic transport links
- Open play layout
- Fully air conditioned
- Good levels of natural light
- Professionally managed property

TO LET



NG Chartered Surveyors
Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

Granby House is situated within the heart of Nottingham City Centre, occupying a prominent position at the junction of Maid Marian Way, which forms part of the Inner City Ring Road, and Friar Lane running directly into the Market Square.

Friar Lane benefits from fantastic public transport links and houses a variety of retail, café and bar operators. There is an NCP car park within close proximity and several pay and display parking spaces.

DESCRIPTION

The premises comprise self-contained first and second floor suites which can be let separately or as a whole.

The accommodation is open plan and features dual aspect windows which provide good levels of natural daylight. The suites provide an excellent opportunity for an occupier to stamp their own identity on the suites and personalise the space to suit their bespoke requirements. The suites are fully air conditioned and benefit from a passenger lift, modern kitchen and demised staff welfare facilities.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT	
First Floor	161.53	1,738	Let
Second Floor	161.71	1,740	Available
TOTAL GIA	323.24	3,479	

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The first floor has an EPC rating of 97 falling within Band D.

The second floor has an EPC rating of 121 falling within Band E.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Offices and Premises
Rateable Value:	First Floor £15,500 Second Floor £15,750
Period:	2023/24

TENURE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

The premises can be let floor-by-floor or as a whole.

RENT

First Floor:	£25,000 per annum.
Second Floor:	£25,000 per annum.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

