



## Period City Centre Office Building Size 1,235 sq ft (114.73 sq m)

- Established location for professional services
- Close proximity to Nottingham Trent University
- Potential for conversion to alternative use (subject to planning)
- Rare owner occupier opportunity

# Period City Centre Office Building

## Size 1,235 sq ft (114.73 sq m)

### Location

The subject property is located on Clarendon Street which is positioned on the immediate northern fringe of Nottingham City Centre's core business district. The position has traditionally provided business premises with professional service providers establishing a presence, however, the strong emergence of the student development market in close proximity to Nottingham Trent University has seen many buildings in this location change their use accordingly.

Clarendon Street is 0.5 of a mile to Nottingham's Market Square which a focal hub for public transport connections via the Nottingham Express Transit and various bus routes. Immediately to the West the A610 and A52 provide arterial routes to Junctions 25 and 26 of the M1 whilst easy connections exist to join the City's inner ring road.

### Description

The property is a period building, occupying a mid-terrace position within a parade. The property is of traditional brickwork construction providing accommodation at basement, ground, first and second floor levels. The roof is pitched and slate covered. The building has been extended to the rear providing additional accommodation at ground and first floor levels. The layout is typical of buildings of this age originally providing cellular accommodation, however, this has been opened up to create larger working spaces and increase natural light. WCs and kitchen facilities are on the ground floor with incidental storage space created beneath the stairwells.

The lighting is mainly suspended modern fixings, with the ground floor meeting room benefitting from a suspended ceiling with inset lighting units. Heating is a wet system from a gas fired boiler located in the basement feeding radiators throughout. The fenestration is single-glazed timber sash windows, save for the extension which features larger glazing panels with fan-light openers.

To the rear is an attractive timber decked sun terrace, which provides a fantastic outdoor area. To the front the forecourt provides off-street parking for up to 4 cars if adopting tandem parking arrangements.

### Accommodation (Net Internal Area)

Description	SQ M	SQ FT
Ground floor (exc. WC's)	31.91	343
First floor	38.98	420
Second Floor	30.44	328
Basement*	13.40	144
<b>Total</b>	<b>114.73</b>	<b>1,235</b>

\*the boiler area in the basement has been included with it being free-standing as opposed to housed in its own cupboard.



### Rateable Value

"Office & Premises" with a 2017 rateable value of £11,000.

### Planning, Ownership & Tenure

The premises are used as offices falling with Use Classification E. The property is Grade II listed and located in the Clarendon Street Conservation Area. The freehold interest of NT23457 is being sold with vacant possession.

### EPC Rating

This is available upon request.

### Pricing & VAT

£235,000.00 plus VAT which is applicable.

### Further Information & Viewings

For further information and appointments to view please contact the sole agents CPP

Sean Bremner

M: 07541 505980

E: [sean@cpppartners.co.uk](mailto:sean@cpppartners.co.uk)



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