



**TO LET**

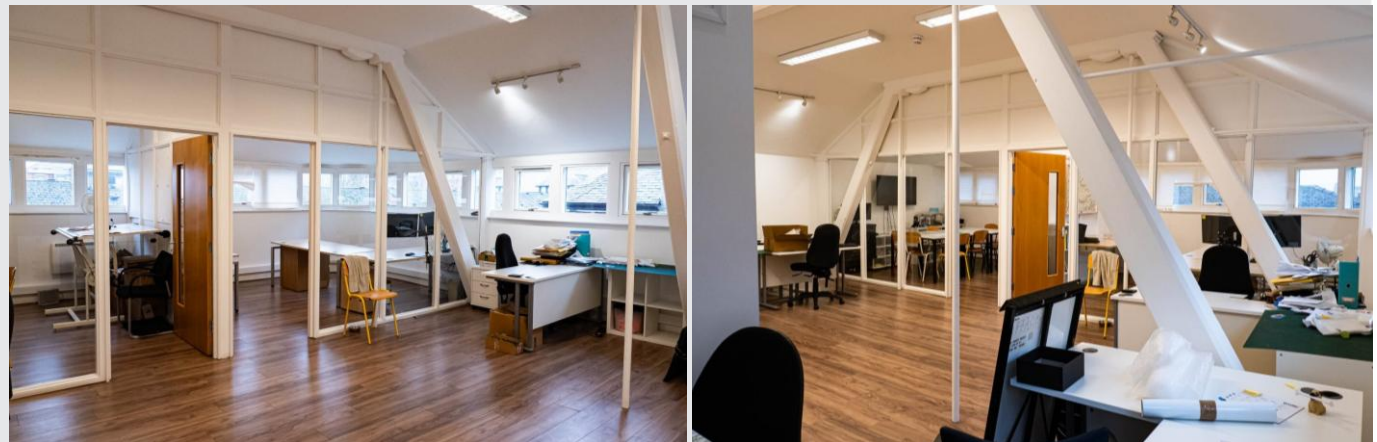
# 2 BROADWAY, THE BIRKIN BUILDING

THE LACE MARKET,  
NOTTINGHAM NG1 1PS

72.83 sq m (**784 sq ft**)

Attractive office suite available in Nottingham's historic Lace Market

- Delightful character property retaining many period features throughout
- Well-sought after Lace Market / 'Creative Quarter' location
- Close proximity to retail, bars, cafes & restaurants
- To be refurbished to a high standard



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



## LOCATION

The property is located in Nottingham City Centre's historic Lace Market, forming part of the successful 'Creative Quarter' business area. The area is dominated by period, former lace manufacturing warehouses that have been subsequently converted to provide a diverse mix of leisure, office and residential premises.

By virtue of its location, the property also benefits from being in close proximity to a variety of shops, bars & restaurants - with Nottingham Train Station, Broadmarsh Bus Station / Car Park, NET Tram Terminus only a short walk away.

## DESCRIPTION

2 Broadway comprises a well-presented, period office building providing generally open plan accommodation throughout, with the third floor to be refurbished to a high standard, to provide the following specification:

- Fully redecorated throughout
- Kitchen and WC facilities
- Vinyl floor coverings
- LED lighting
- Excellent natural light
- 2 glazed partition meeting rooms
- Power and data cabling
- Electric wall-mounted heating
- Landlord provided high speed internet with flexible terms available at an additional cost

## ACCOMMODATION

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

	SQ M	SQ FT
Third Floor	72.83	784
<b>TOTAL NIA</b>	<b>72.83</b>	<b>784</b>

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

## EPC

An EPC rating is available by way of request from the agents.

## 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

Please contact the marketing agents for further details.

## TENURE

The accommodation is available by way of a new full repairing and insuring lease on a term of years to be agreed.

## SERVICE CHARGE

A service charge will be levied pro-rata for the upkeep and maintenance of the common areas, with guide figures available by way of the agents.

## RENT

**£12,950 per annum.**

## VAT

VAT is applicable to the rent and service charge due.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**  
Viewing: By prior appointment  
with the sole agents.

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