

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241
Fax: 0115 950 0946

· PARTICULARS ·

TO LET

NOTTINGHAM OFFICE PROPERTY

165.62 SQ M (1,782 SQ FT)

INCENTIVES AVAILABLE



**87 TALBOT STREET
NOTTINGHAM
NG1 5GN**

(BY WAY OF AN ASSIGNMENT, UNDERLETTING OR NEW LEASE)

LOCATION

Talbot Street is located to the north western edge of Nottingham City Centre and is considered an established office district with a good mix of occupiers including large corporate organisations, professional services, and local authority activities.

The location provides for quick and convenient access to Nottingham City Centre. Transport links are excellent with the A52, Derby Road and the A610, Alfreton Road providing for easy access to Junctions 25 and 26 of the M1 Motorway. The Nottingham Express Transit Tram Network and a number of bus routes are all available within a short walk of the accommodation.

DESCRIPTION

The property occupies a prominent location on Talbot Street and comprises an end terraced two storey office building together with sufficient parking for approximately 5 cars.

Internally, the property provides for office accommodation located over two floors with ancillary kitchen and WC facilities, plus additional usable storage within the basement and second floor.

The building is finished to a good standard including intruder alarm, data cabling, security grills, gas combination boiler serving hot water radiators and a combination of carpet and laminate flooring.

ACCOMMODATION

Measured on a net internal area basis with approximate floor areas given for information purposes only. Prospective tenants are advised to undertake their own measured survey.

Approximate summary floor areas

• Basement	23.85 sq m	257 sq ft
• Ground Floor Office	63.94 sq m	688 sq ft
• First Floor Office	64.59 sq m	695 sq ft
• Attic/store	13.24 sq m	142 sq ft
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Total Accommodation	165.62 sq m	1,782 sq ft
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RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the property is assessed for rating purposes as follows:

Rateable Value

£17,000

We would encourage prospective tenants to satisfy themselves of the current rateable value and the amount payable.

PLANNING

We are advised by Nottingham City Council's Planning Department that the property is located within the Canning Circus Conservation Area and has planning consent for its existing use within Class B1 of the Town and Country Planning (Use Classes) Order of 1987.

For further information please contact Nottingham City Council's Planning Control Department, Tel: 0115 915 5555.

LEASE INFORMATION

Held on a lease for a term of 6 years from 6 January 2006, incorporating 3 yearly rent reviews on effectively full repairing and insuring basis at a rent of £15,300 per annum exclusive.

FAVOURABLE TERMS NEGOTIABLE

We understand the aforementioned lease information to be correct, however, this should be verified by the prospective tenants solicitor.

LEGAL COSTS

The assignee, sub-tenant or new tenant will be responsible for the landlord's and assignors/head lessees reasonable legal costs incurred in connection with this transaction.

VIEWING

Strictly by appointment only through the Sole Agents.

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**ML/TGS/267
(Prepared on 10 February 2009)**

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

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