

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**THE ATRIUM
LEVEL 3
SUITE 301
WOLLATON STREET
NOTTINGHAM
NG1 5FW**

**GRADE A SPECIFICATION CITY CENTRE OFFICES
WITH CAR PARKING**

439 SQ M (4,722 SQ FT)



- **Air Conditioned Offices**
- **14 On-Site Car Spaces**
- **Landmark Building (with Concierge)**
- **On Site Security**



INTRODUCTION

The Atrium is one of Nottingham's landmark office buildings, originally built as a bespoke office headquarters building and is situated on Wollaton Street, in the heart of Nottingham City Centre.

The Atrium is extremely accessible by foot, bus, car or tram (the tram stop is approximately 200 metres distance) and obviously is within close proximity to all of Nottingham City Centre's excellent amenities and facilities including shopping and entertainment.

THE PROPERTY

On arrival at The Atrium occupiers and their clients enjoy attractive double height ground floor reception area with concierge and the principal office accommodation is then set out over 3 floors, served by 3 passenger lifts and a staircase.

An atrium (hence the name) provides the reception area with large amounts of natural daylight and offers an extremely convivial and attractive waiting/meeting area.

This Grade A office scheme provides the following specification.

- Air conditioning.
- Metal encapsulated raised flooring.
- Category 2 inset lighting.
- Category 5 cabling.
- On-site security.
- Self-contained office suites.



Reception Area

ACCOMMODATION

Open plan office space, partitioned board room to one end and comms room/kitchen facilities.

There is also access onto a balcony area, unique to this suite.

Third Floor (Suite 301)	439.00 m ²	4,722 ft ²
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These areas are given for guidance purposes and prospective tenants are advised to confirm this information for themselves.

CAR PARKING

14 allocated car parking spaces are provided with this suite.

PLANNING

The premises are currently being used for office purposes, in accordance with Use Class B1.

RATING

The office suite will require to be re-assessed for rating purposes following occupation of the unit.

LEASE/DISPOSAL TERMS

The subject property is immediately available by way of Assignment or a New effectively Full Repairing and Insuring Sub-Lease on terms to be negotiated.

The existing lease is for a term of 10 years from 24 September 2004, expiring 23 September 2014 (therefore approximately 4 years, 2 months unexpired).

The current rent is **£66,085 (Sixty Six Thousand and Eighty Five Pounds)** per annum exclusive of rates, inclusive of 14 car parking spaces.

The lease is excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954, Part 2, Sections 24 – 28.

VAT

VAT will be applicable at the standard rate.

SERVICE CHARGE

The ingoing tenant will be responsible for a service charge, which we are advised currently equates to £21,721.20 for the current year (4.60 per sq ft).

The service charge is a contribution to all:

- Building maintenance.
- Cleaning of common parts.
- Air-conditioning throughout.
- Concierge.
- Electricity to common parts.
- Gas to common parts.
- Suite.

SUBJECT TO CONTRACT

ML/MAL/DCB/293

VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

Please ask for:

**Matthew Liggins
mal@mussonliggins.co.uk**

or

**David Bladen
dcb@mussonliggins.co.uk**



Location Plan (For Identification Purposes Only)

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- 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;
 - 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;
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- All dimensions, distances and floor areas are approximate and for guidance purposes only.
 - 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.
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 - All plans supplied by the Agents are provided solely to assist in the identification of the property.
 - 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.
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All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.