

**Vernon House  
18 Friar Lane  
Nottingham  
NG1 6DQ**

**Opportunity to acquire small business units on flexible terms in  
the heart of Nottingham City Centre.**



**TO LET**

**Location** The property is located in the heart of the city centre on Friar Lane, within easy access of the amenities of the city centre, the NET tram stop and a variety of buses which serve the city and surrounds.

**Accommodation** The approximate floor areas are as follows;

FIRST FLOOR	Sq ft
Suite 100	226
Suite 101	LET
Suite 102	331
Suite 103	LET
Suite 104	LET
Suite 105	LET
Suite 106	89
Suite 107	75
Suite 109	LET
Suite 109b (110)	LET
Suites 111-113	723
Suites 114 - 116	LET
Suite 118	189
Suite 119	LET
SECOND FLOOR	
Suite 201	131
Suite 202	403
Suite 203 - 204	327
Suite 205	135
Suite 206 - 207	LET
Suites 208 - 209	LET
Suite 210	LET
Suite 211	LET
Suite 212	LET
Suite 213	185
Suites 214	173
Suite 215	172
Suite 217	127
Suite 218	123
Suite 219	LET
Suite 220	LET
THIRD FLOOR	
Suite 301 – 302	439
Suite 303	327
Suite 304	211
Suite 305	LET
Suite 306 – 307	339
Suite 308	346

**The Building** The property is accessed via a self-contained entrance off Friar Lane with lift access to the upper floor offices.

**Lease** The offices are being offered on an effectively full repairing and insuring lease for a minimum period of one year

## Rent

### POA

Rental levels for individual rooms will be provided on enquiry.

All rents are inclusive of utilities but exclusive of business rates and phone/internet provisions.

**Business Rates** Interested parties are advised to make their own enquiries of Nottingham City Council to confirm these figures.

**Planning** The property benefits from B1 planning consent

**Legal Costs** Each part is to be responsible for there own legal costs.

**Viewings** For further information and to arrange access for an on-site inspection please call Hannah Owens of Rex Gooding Estate Agents on 0115 945 5553 or email hannah@rexgooding.com.

