



PART 4TH & WHOLE 5TH FLOORS

CHAPEL QUARTER

NOTTINGHAM
NG1 6HQ

PRIME OFFICE SPACE POSITIONED IN
A PROMINENT CITY CENTRE LOCATION

- Situated in Nottingham's CBD
- On-site car parking
- Available to let now

5,446 – 26,534 SQ FT
505.97 – 2,465.02 SQ M (NIA)

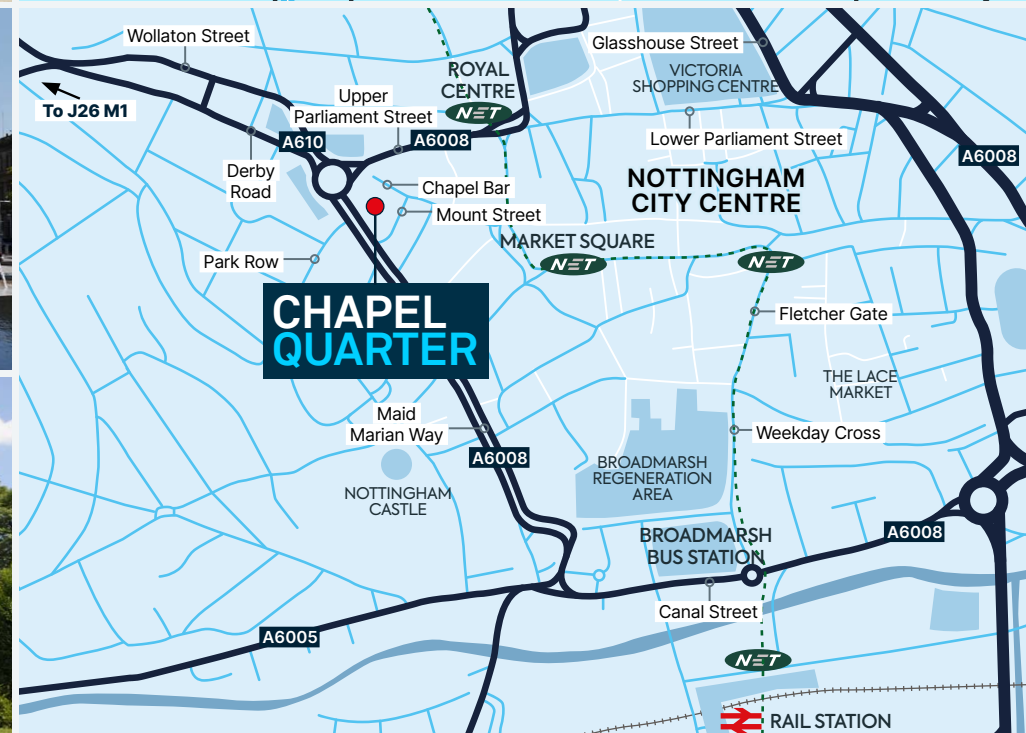
LOCATION

Chapel Quarter is located in a prominent and accessible position at the junction of Maid Marian Way and Mount Street, in Nottingham's CBD. Nottingham lies 15 miles east of Derby, 30 miles north of Leicester and 51 miles north-east of Birmingham.

The city of Nottingham is considered to be the regional and commercial capital of the East Midlands. It is head-quartered by over 50 over key corporations and home to a number of leading public and private sector occupiers, including E.ON, Capital One, Boots, Experian, HMRC and KPMG.

Chapel Quarter benefits from excellent transport connectivity, with access to junctions 24 – 26 of the M1 Motorway and a host of public transport connections within the immediate vicinity, including Old Market Square Tram Stop, Nottingham Railway Station and the adjacent Broadmarsh Bus Station, all of which are within walking distance. International connections are available at the nearby East Midlands Airport.

The property is well-positioned in close proximity to an eclectic mix of retail and leisure amenities, including a Premier Inn Hotel, Browns bar and restaurant, Tesco, and Café Nero. The traditional centre of the city, Old Market Square, is some 300 metres to the south-east and serves as one of the main focal points for the city's further retail and leisure offering. NCP Nottingham Mount Street is also ideally located opposite the Chapel Quarter building and provides the opportunity for nearby overflow parking.





WHY NOTTINGHAM?



POPULATION

The population of the Nottingham/Derby metropolitan area is estimated to be 1,610,000, providing a vast labour pool. Nottingham city has a population of 323,700 and a young age structure with 30% aged 18 to 29.



ECONOMY

The Nottingham/Derby metropolitan area has an economically active population of 329,400, with a high proportion of people in the Greater Nottingham area - 56.6% - working within knowledge intensive jobs, including occupations in medium and high-tech manufacturing sectors and knowledge intensive service sectors.



EDUCATION

The University of Nottingham and Nottingham Trent University are together home to more than 60,000 students, providing a continued supply of skilled labour. Graduate retention is estimated to be around 30%.



PLACEMAKING

Significant capital is being deployed to transform the city of Nottingham, including the £500 million pound regeneration of the former Broadmarsh Shopping Centre to create a new public realm, and the £1 billion pound regeneration of the Island Quarter which will create new places to work, live and play.



University of Nottingham
Round House



Broadmarsh Regeneration

TRANSPORT



TRAM

NET tram connections are available from Old Market Square at 0.2 miles, providing transport throughout the city and surrounding suburbs.



ROAD

J24 - 26 of the M1 Motorway accessible at a minimum distance of 5 miles.



TRAIN

Nottingham Railway Station lies 0.6 miles away and provides frequent services to Derby (27 mins), Leicester (36 mins), Birmingham (65 mins), Manchester (114 mins) and London (96 mins).



BUS

The newly developed Broadmarsh Bus Station is located just 0.5 miles away and provides onward connections throughout the wider region and UK.



AIR

East Midlands Airport is accessible at 13 miles with flights available to a range of national and international destinations.

DESCRIPTION

Chapel Quarter is a prestigious six storey office building, with a serviced ground floor reception, and allocated basement parking.

The property has been subject to significant landlord investment over recent years, and as such, the reception and communal areas of the building are finished to an attractive, modern specification, providing a high-quality feel to the entrance of the building and throughout.

Two 10-person passenger lifts and a stairwell are located within the central service which enable access to the upper floors.

The 4th and 5th floors provide a similar level of accommodation incorporating predominantly open plan office space with complementary meeting rooms, kitchenettes and W/Cs. The 4th floor demise will also benefit from access to shared showers in the common area, which have been installed by the current tenant who will retain the west wing.

The general specification of the accommodation includes the following:

-  Raised floors with inset floor boxes and a carpet covering
-  Plastered and painted elevations
-  Suspended ceilings with inset LED lighting
-  VRF air-conditioning
-  A total of 7 parking spaces available for allocation



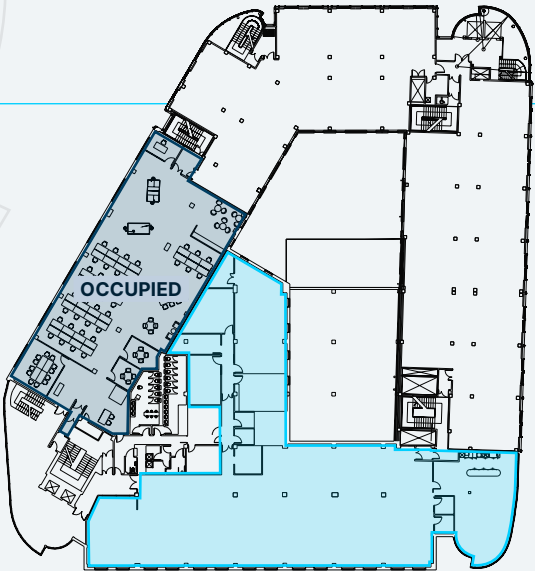


ACCOMMODATION

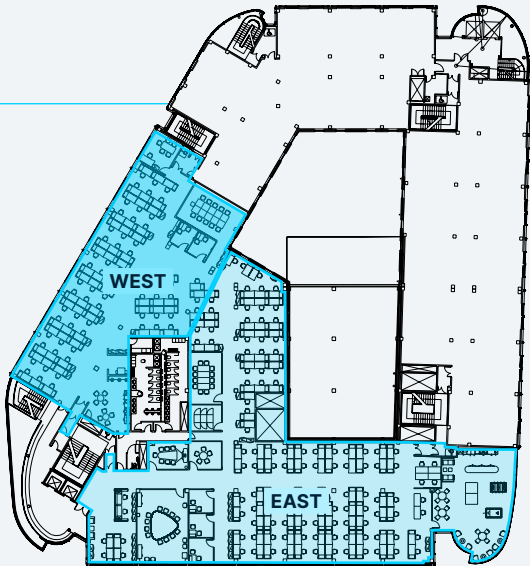
We calculate the accommodation to extend the following:

DEMISE	SQ M	SQ FT
Part 4th Floor East	951.75	10,245
5th Floor East	1,007.30	10,843
5th Floor West	505.97	5,446
Total NIA	2,465.02	26,534

4TH
FLOOR
PART



5TH
FLOOR
WHOLE





EPC

The EPC ratings are as follows:

Chapel Quarter, Floor 4	B(50)
Chapel Quarter, Floor 5	B(48)

BUSINESS RATES

Occupiers are advised to make their own enquiries with Nottingham City Council on 0115 915 4819.

SERVICE CHARGE

A service charge is levied for the security, upkeep and maintenance of the common parts. Details of the current budget are available on request.

TERMS

Separate leases are in place for the 4th and 5th floors with the accommodation available in whole, or on a floor-by-floor basis. There is also the further opportunity to split the 5th floor into two separate demises, each with self-contained access off the central core.

The accommodation is available to let by way of a sub-lease or assignment.

Please contact the agents for further details.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through the sole agent, JLL:

Max Hearfield

0754 877 6038

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