



Victoria Health Centre, Glasshouse Street, Nottingham, NG1 3LW

Ground Floor Medical / office accommodation available in a central Nottingham location

- Available immediately
- Suitable for medical, clinical, office or professional uses
- Secure access with rear gated staff car park
- Strong connectivity via A60, A610 and A453 with links to the M1 motorway
- Located in a recognised medical and professional setting
- Excellent motorway access
- <https://w3w.co/supply.activism>

Summary

Available Size	1,429 sq ft
Rent	£18,557 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	Secure rear staff car park
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D

Description

Ground floor office accommodation is available to let within Victoria Health Centre, offering office and clinical space within an established healthcare building. Internally, the accommodation provides a series of smaller consultancy or treatment rooms alongside staff office accommodation and a dedicated reception. The layout is well suited to medical, therapy, counselling, or professional occupiers with flexibility for reconfiguration if required. The property benefits from access to a secure rear car park for staff use.

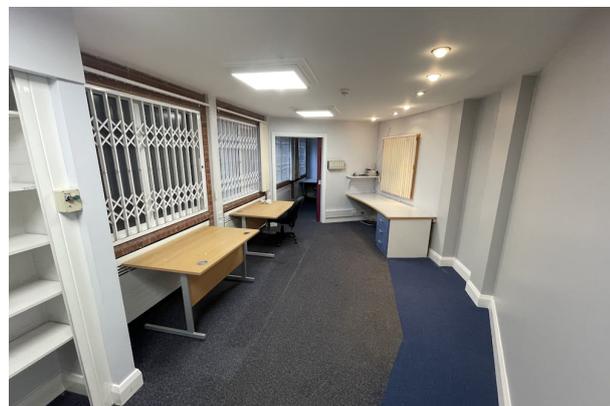
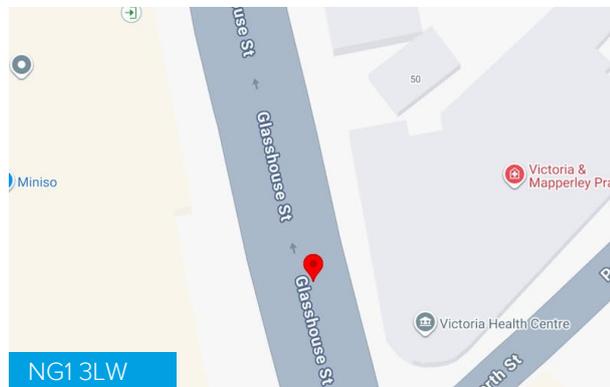
Location

Victoria Health Centre is prominently located on Glasshouse Street in Nottingham city centre, within close proximity to a wide range of amenities. The property benefits from excellent transport connectivity, with Nottingham Railway Station within walking distance providing direct services to major cities and regional centres. The area is well served by Nottingham's tram and bus network, and there is easy access to the A60, A610, and A453, linking to the wider city and the M1 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,429	132.76	Available
Total	1,429	132.76	



Viewing & Further Information

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View Properties Here
www.alignpropertypartners.co.uk



VICTORIA HEALTH CENTRE OFFICES/ MEDICAL



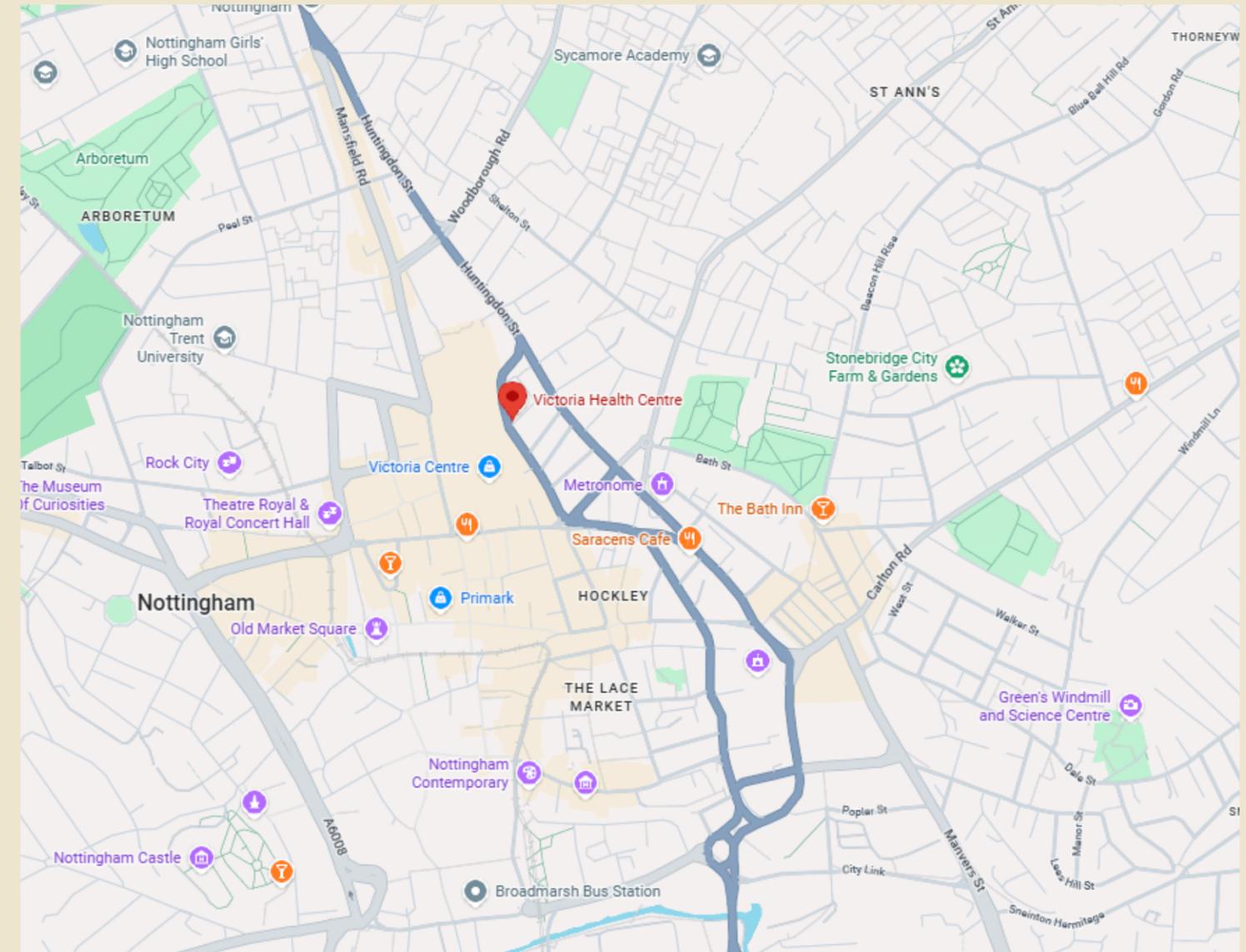
Victoria Health Centre, Glasshouse Street,
Nottingham, NG1 3LW

TO LET

YOUR PROPERTY PARTNER OF CHOICE

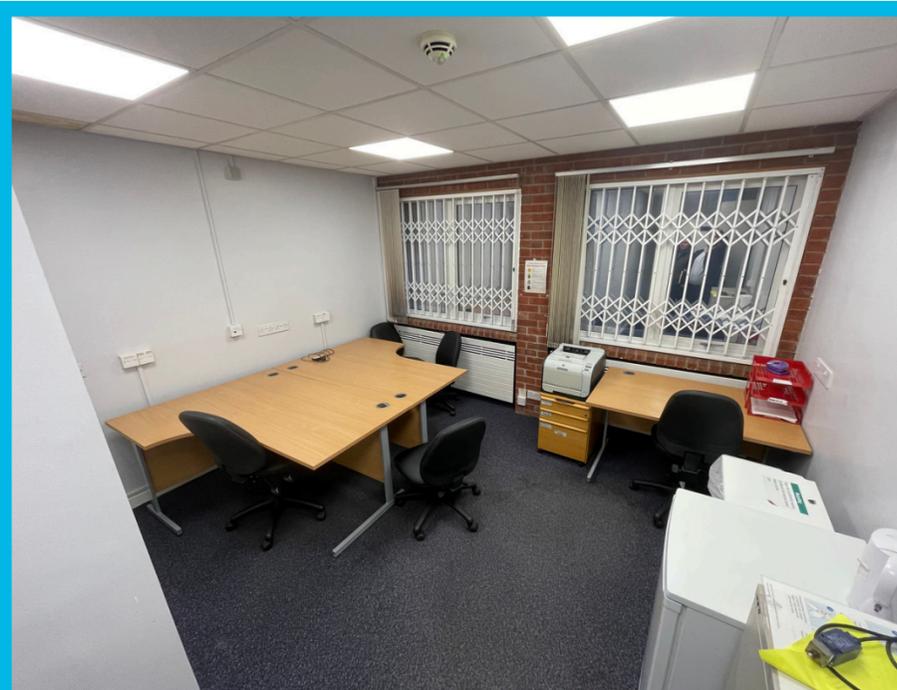
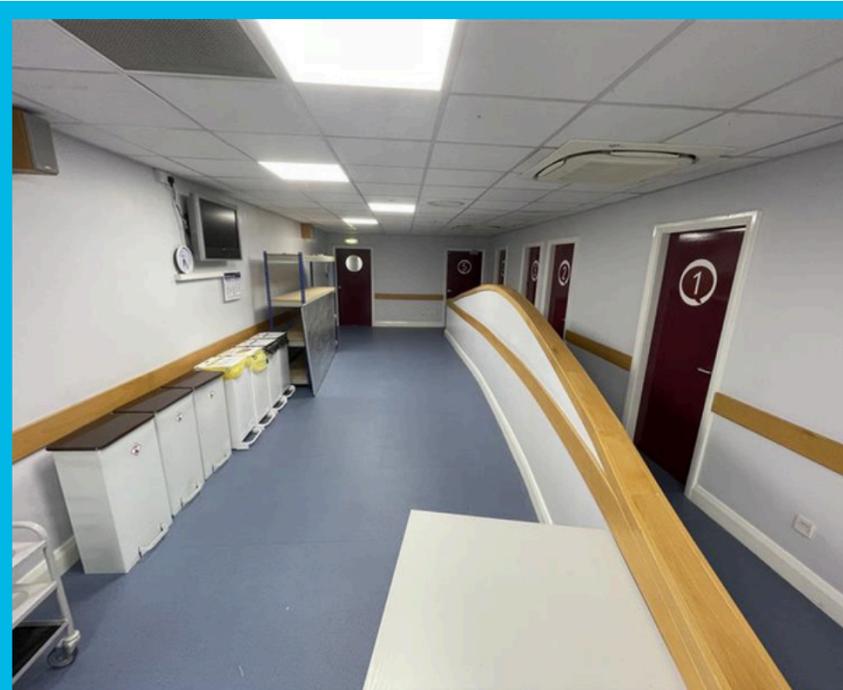
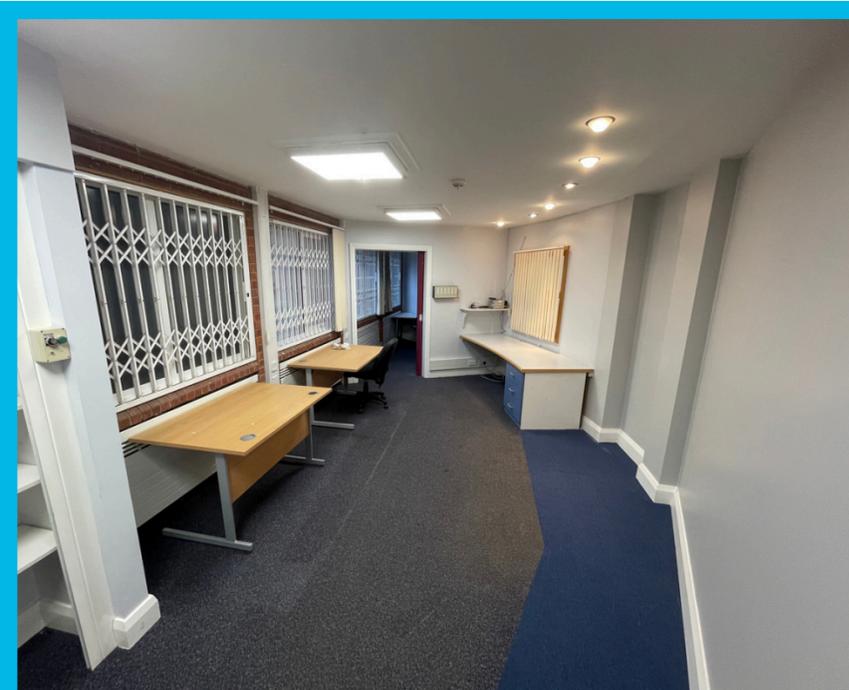
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- Available Immediately
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- Secure access with rear gated staff car parking
- Strong connectivity Via A60, A610 and A453 with links to the M1 motorway
- Located in a recognised medical and professional setting
- Ground floor office accommodation
- Excellent motorway access
- <https://w3w.co/supply.activism.cabin>



TO LET

Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

Ground floor office accommodation is available to let within Victoria Health Centre, offering office and clinical space within an established healthcare building. Internally, the accommodation provides a series of smaller consultancy or treatment rooms alongside staff office accommodation and a dedicated reception. The layout is well suited to a medical, therapy, counselling, or professional occupiers with flexibility for reconfiguration if required. The property benefits from access to a secure rear car park for staff use.

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SUMMARY

Available Size	132.83 sq m / 1,429 sq ft
Rent	£18,557 per annum Plus Service Charges
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	D

ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
Ground Floor	1,429	132.83	Available
Total	1,429	132.83	





VICTORIA HEALTH CENTRE OFFICES/ MEDICAL



Viewing & Further Information



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View Properties [Here](#)

Energy performance certificate (EPC)

Victoria Health Centre Glasshouse Street NOTTINGHAM NG1 3LW	Energy rating D	Valid until: 14 March 2027
		Certificate number: 0920-1994-0373-7090-6080

Property type C2 Residential Institutions - Hospitals and Care Homes

Total floor area 507 square metres

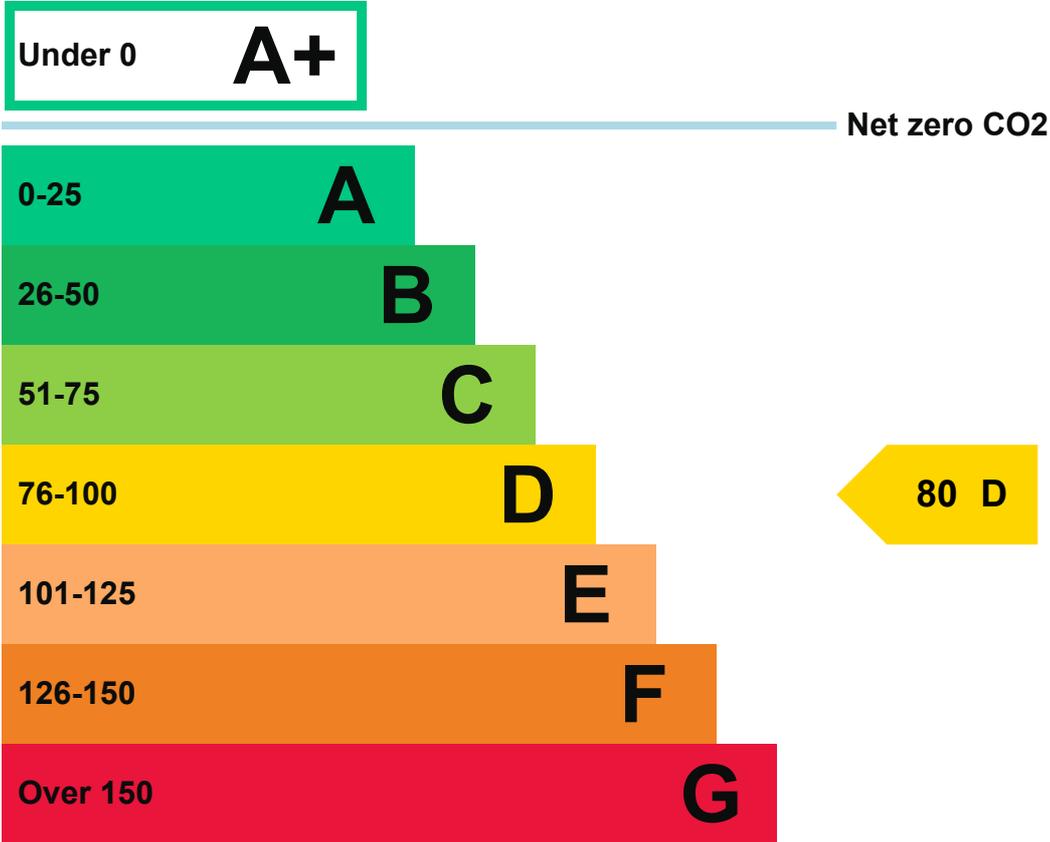
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

70 C

Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	82.5

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9178-4092-0937-0600-0491\)](/energy-certificate/9178-4092-0937-0600-0491).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Natacha Rodrigues
Telephone	01924 669940
Email	epc@compliance365.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206215
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Compliance365
Employer address	6 Mariner Court

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2017
Date of certificate	15 March 2017

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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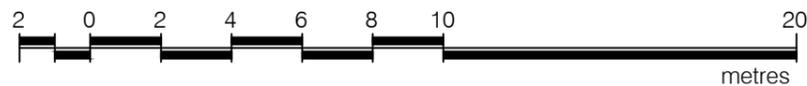
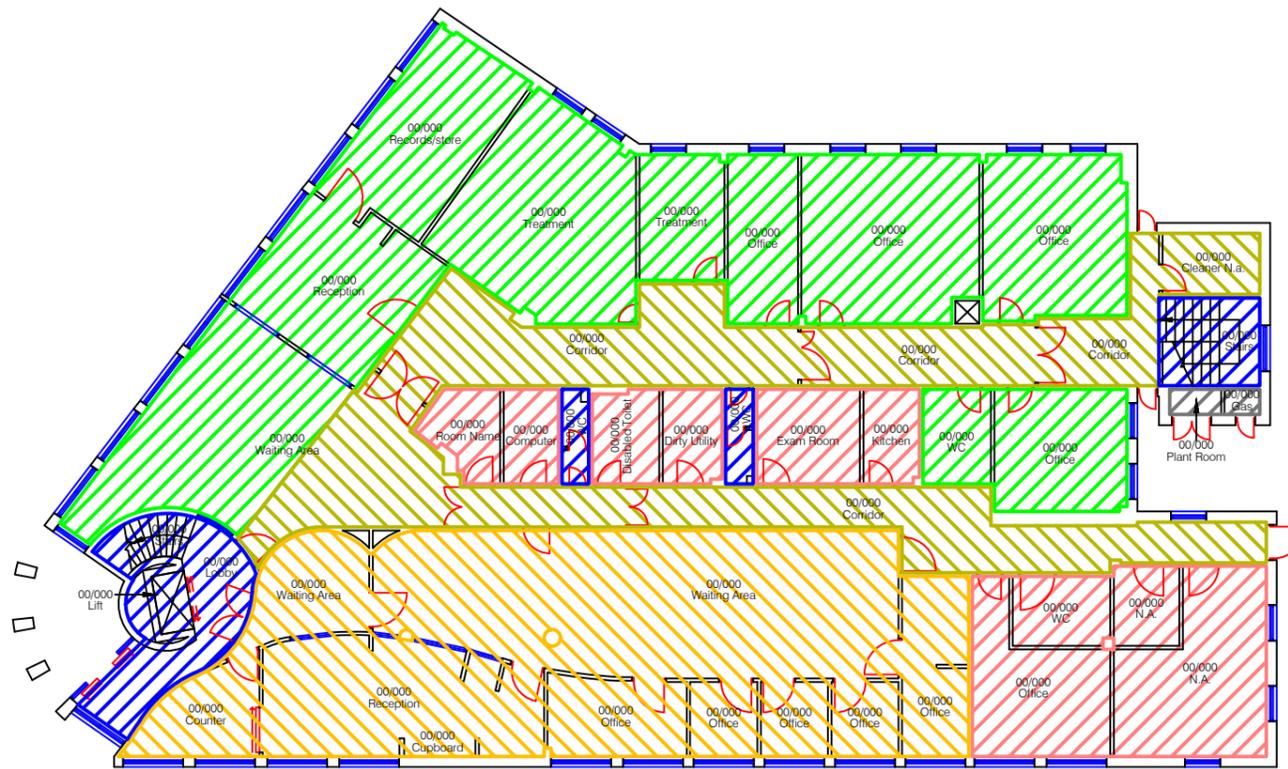


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Approximate Direction North

	01110	NIA	171.19 m ²
	NHSPS Vacant Liability	NIA	132.83 m ²
	NHSPS Sessional Space	NIA	74.45 m ²
	NHSPS Shared Area	NIA	96.14 m ²
	NHSPS Common Parts	GIA	28.51 m ²
	NHSPS Retained Area	GIA	1.82 m ²

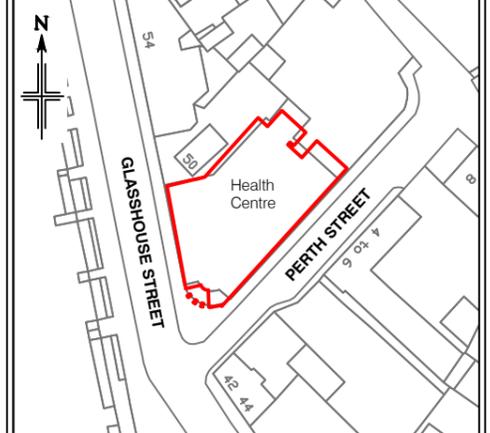


Ground Floor*
 GEA 557.26 m²
 GIA 523.09 m²
 NIA 484.14 m²

*Whole floor areas, not the sum of parts listed above

RECORD

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 ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE.



Location Plan

Scale 1:1250

Building Outline

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Notes:

Date	Comments	Rev.
12/11/2024	AMENDED	R04
25/01/2022	AMENDED	R03



Property Services

Site Address

VICTORIA HEALTH CENTRE
 GLASSHOUSE STREET
 NOTTINGHAM
 NG1 3LU

Site	Orig.	Role	Level	Type	Rev.
10007724	GL	CAD	GF	FP	R04
Floor/Level			GROUND FLOOR		
Scale			1:200 @ A3		
Date			MARCH 2009		