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TO LET



PRIME GRADE A PRESTIGIOUS CITY CENTRE OFFICES

15,784 SQ FT

Rent: On Application

New Castle House
2nd Floor
Castle Boulevard
Nottingham
Nottinghamshire
NG7 1FT

- Fully refurbished
- Feature manned reception
- Grade A specification
- On-site parking available
- Showers and secure cycle storage
- Prime city centre location

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NEW CASTLE HOUSE, 2ND FLOOR, CASTLE BOULEVARD, NOTTINGHAM, NOTTINGHAMSHIRE, NG7 1FT

The Opportunity
Prime Grade A prestigious city centre offices

New Castle House is a highly prominent Grade A office building situated in the heart of Nottingham city centre within walking distance of the railway station and Nottingham transport hub.

New Castle House comprises an art-deco style three storey office building that has been refurbished offering open plan Grade A office accommodation combined with excellent end of trip facilities and secure car parking.

With 360 degree glazing, enviable views and one of the largest open plan floor plates available in Nottingham, New Caste House is one of the most desirable offices within Nottingham city centre.

Externally is a private terrace for the use of the buildings occupiers fronting the Canalside

Location
New Castle House benefits from an ideal position to access Nottingham city centre, situated in the south side district and only minutes walk away from the Market Square and the amenities of Nottingham city centre.

Well served by the cities public transport infrastructure inc. bus, tram and train, Nottingham railway station and transport hub is again within minutes walk of the building

Description
Prime Grade A prestigious city centre offices

Specification
The floor will benefit from a back to shell Grade A refurbishment offering some of the best office space currently available in Nottingham . The specification inc;

Feature manned reception
Raised access floor
Suspended ceilings with LED lighting
Comfort cooling
WC's and common showers
Dedicated on-site parking available
shower & secure cycle storage
Archive/storage rooms available

A building service charge is payable

Internal images show CGI and AI generated images of potential fit out options - these can be tailored to meet occupiers specific requirements

	Sq Ft	Sq M
New Castle House	15,784	1,466.33
TOTAL	**15,784**	**1,466.33**

Sustainability
New Castle House is undergoing a programme of decarbonisation with target EPC A

Workforce & Demographics
Excellent labour demographics situated in the heart of Nottingham city centre with well connected public and private transport links

Planning
B1(a) offices

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs

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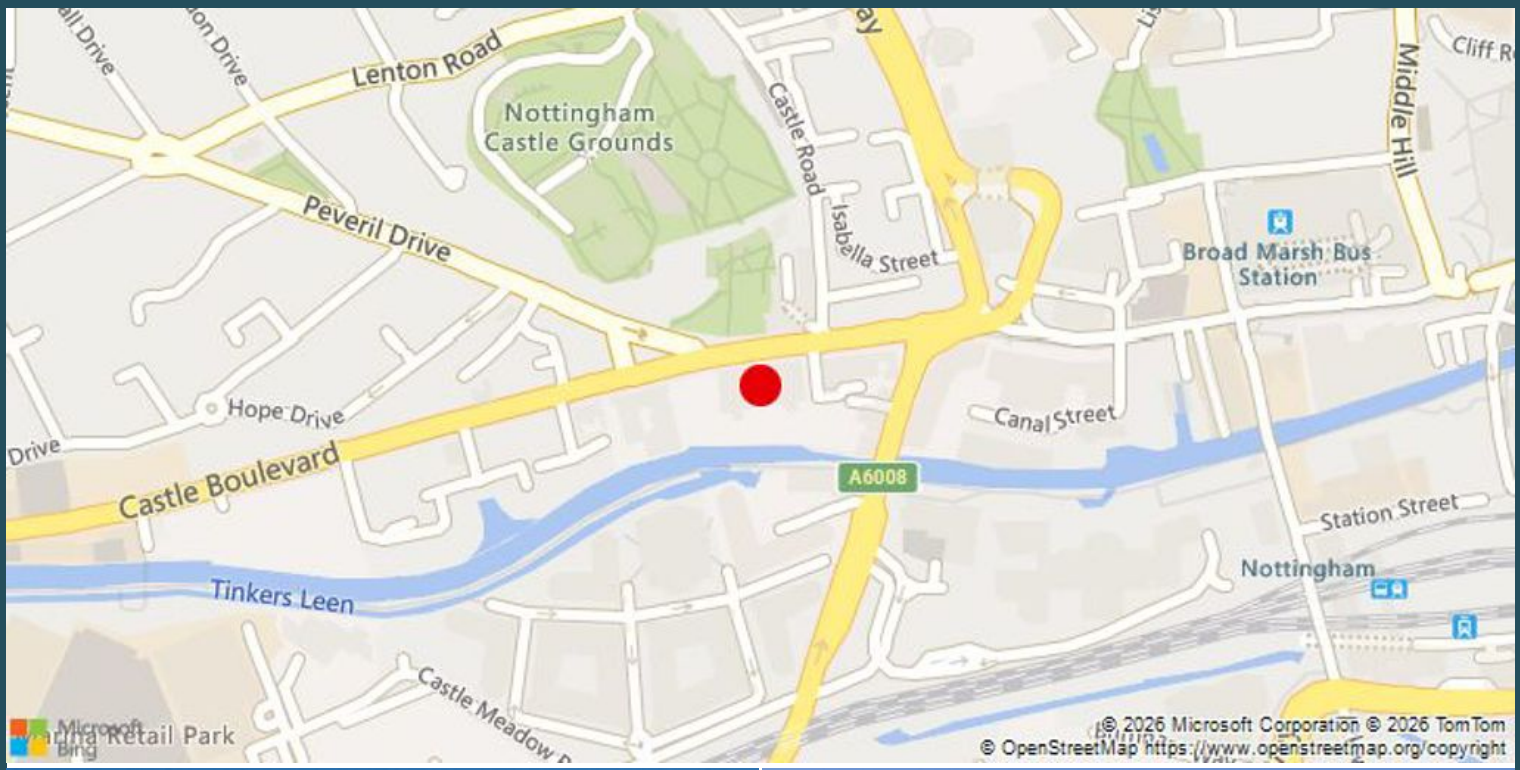





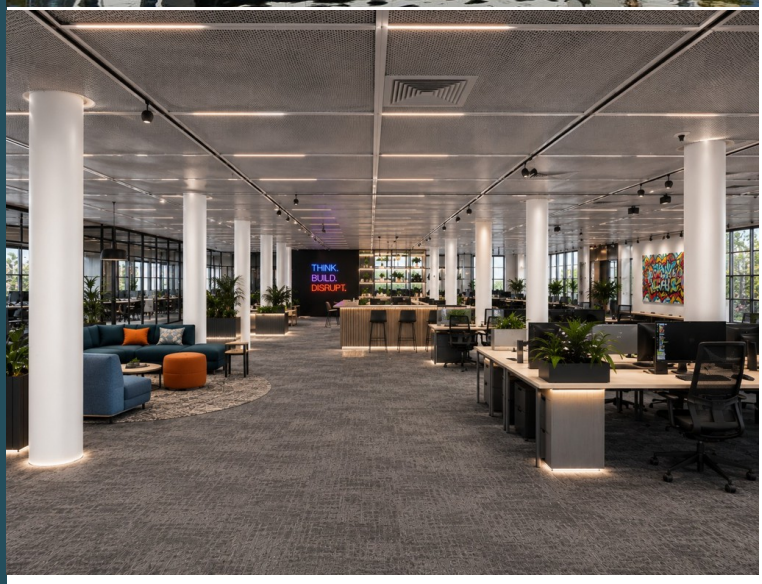

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