

First Floor | 39 Stoney Street | The Lace Market | Nottingham | NG1 1LX

An open plan fully refurbished suite in the heart of Nottingham's Lace Market

253m²
(2,730ft²)

- An open plan first floor suite
- Fully stripped back with new exposed services, LED lighting & comfort cooling showcasing the features of the property
- 3 parking spaces
- New WCs and shower facilities
- Good connectivity to NET Tram, Train Station and Bus Station



TO LET



Location



Gallery



Video



Contact



The Property

39 Stoney Street provides some of the nicest offices within The Lace Market. The Landlords have been undertaking a rolling programme of refurbishment to provide high quality open plan offices adopting an exposed services feel to enable the depth of the windows and floor to ceiling height with fluted columns to be features of the space.

The first floor suite is under refurbishment and due for completion very shortly in April.

Location

39 Stoney Street is a stone's throw from St Mary's Church in the heart of Nottingham's Creative Quarter. The Victorian street scene still retains the majority of the former lace mills with the tall windows and high floor to ceiling height enabling loft / Shoreditch style office refurbishments.

The Lace Market is now one of the most popular locations on the eastern fringe of the Nottingham City Centre with a wealth of bars, restaurants and complementary facilities on the doorstep.

Quality of the Refurbishment

The suite has been stripped back and the previous suspended ceiling removed to expose the arch style full three quarter height windows and the steel fluted columns.

The refurbishment includes:-

- New up and down light suspended LED light fittings
- Ceiling mounted cooling and heating units
- Exposed cable trays to carry data and telecoms wiring
- New decorations
- New carpet and vinyl floor finishes
- Open plan kitchenette
- Fully refurbished male & female WCs and shower





Floor Areas

The property has the following Net Internal Area (NIA):-

253m² (2,730ft²)

(Prospective Tenants are advised to verify the floor areas.)

Car Parking

Up to 3 car parking spaces are available.

Business Rates

From enquiries of the Valuation Office website, we understand the following:

| | |
|----------------------------------|--------------------------------|
| Rating Authority: | Nottingham City Council |
| Rateable Value: | £27,250 per annum |
| Indicative Rates Payable: | £14,010 per annum |

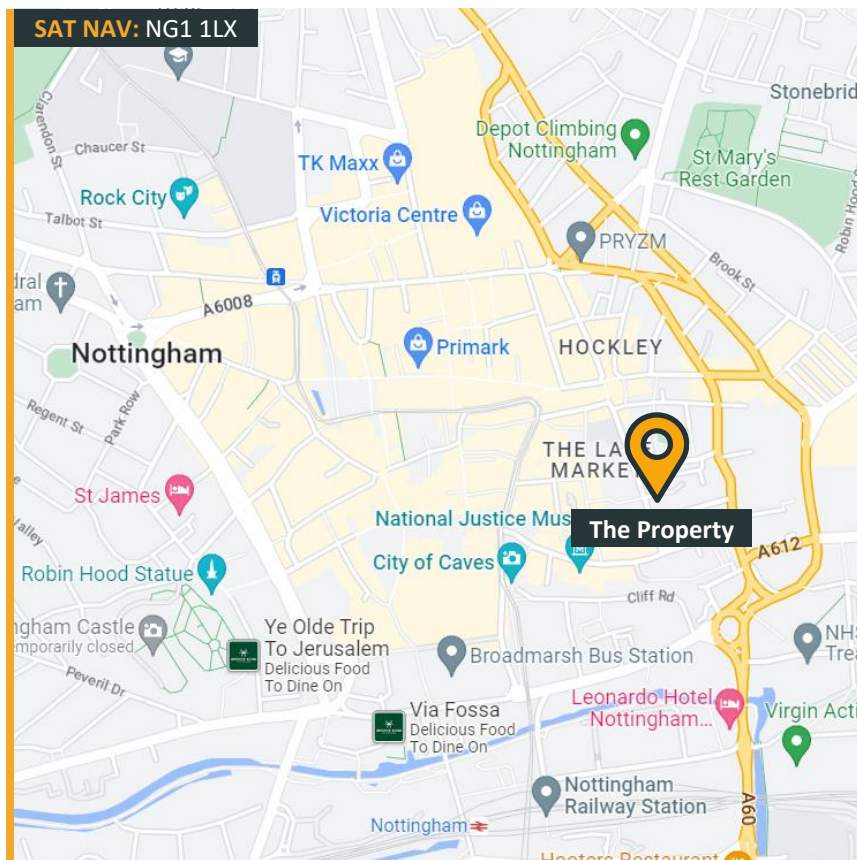
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)

EPC

The property has an EPC rating of **C-58** which is valid until 2033.

Service Charge

The service charge for the financial year ending 31st March 2024 is currently £9,495.43.



Lease and Rent

A new lease is available via negotiation at a rental of:-

£49,150 per annum exclusive
(Forty nine thousand one hundred and fifty pounds)

The service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

VAT

The VAT is payable in addition to the rent, service charge and all other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Amy Howard
 07887 787 894
amy.howard@fhp.co.uk

Ketlin Maeorg
 07929 673 232
ketlin@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
 10 Oxford Street
 Nottingham, NG1 5BG

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.