34 Stoney Street | The Lace Market | Nottingham | NG1 1LL

Stunning Period Office Suites Available at Competitive Rents and Flexible Terms in The Heart of Nottingham's Lace Market

144m² to 289m²

(1,549ft² to 3,114ft²)

- Modern offices offering a mixture of open plan and cellular floor plates with meeting rooms on the lower ground area
- Retaining former Lace Mill characteristics across each floor with exposed services and data points on each floor
- Within minutes walk to Bar Iberico, Pizza Pilgrims, Delilah, YO! Sushi, Café Nero and many more amenities
- Excellent natural light through large period sash windows
- In the heart of Nottingham's Lace Market/Creative Quarter
- Competitive rents available with generous incentives



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

34 Stoney Street is located in the heart of The Lace Market, Nottingham's Creative Quarter, on the eastern side of Central Nottingham.

The building sits at the intersection of Stoney Street, Kayes Walk and The Broadway overlooking St Mary's Church.

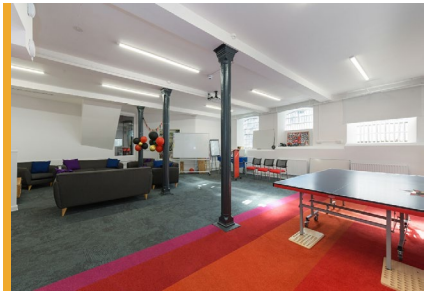
The office suite is the only office now available within the building which has otherwise been extensively refurbished and upgraded.

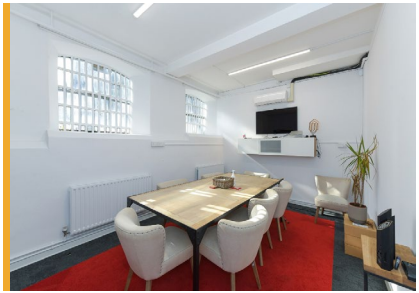
Description

Arranged over both upper ground and lower ground floors, the suite has been recently refurbished by the occupying tenant and provides high quality open plan office space, with features including:

- Exposed services and drop-down LED lighting
- Heating/cooling system
- Open plan office space to the upper ground floor
- Partitioned meeting rooms and welfare facilities to the lower ground floor
- Period features including sash windows and fluted columns
- Male/female WC's and shower facilities
- Self contained entrance area













Floor Areas

Floor	m²	ft²
Lower Ground Floor	145	1,565
Upper Ground Floor	144	1,549
Total	**289**	**3,114**

The suites are available as a whole or on a floor by floor basis.

(This information is given for guidance purposes only)

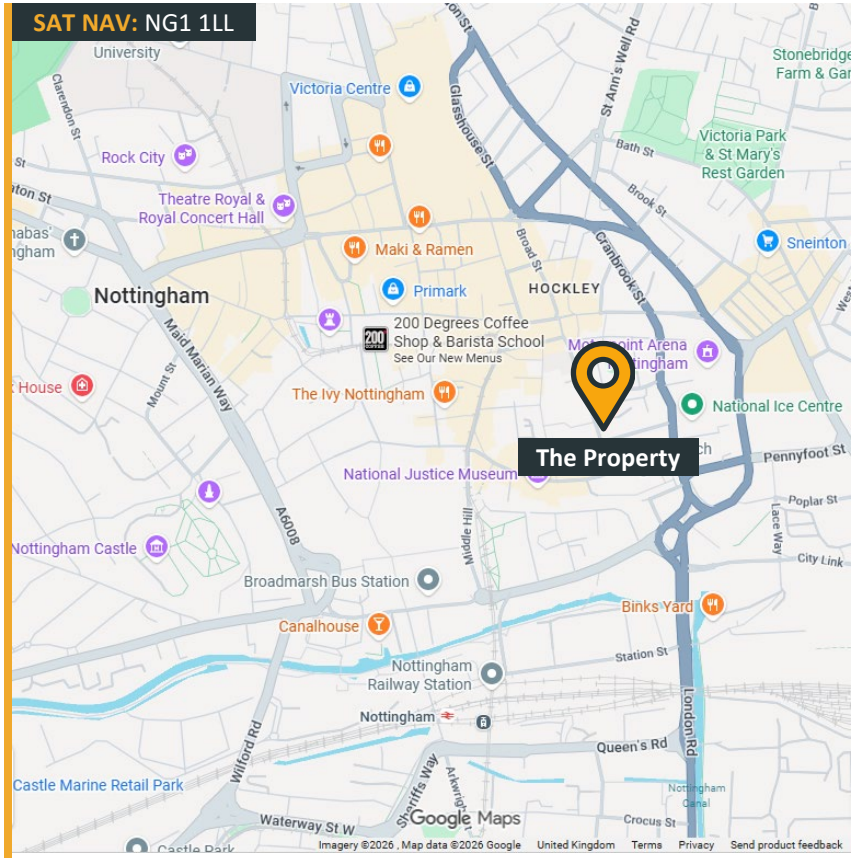
Lease Terms and Quoting Rent

The office suites are available for a term of years to be agreed at a quoting rent of:

Floor	Rent Per Annum
Lower Ground Floor	£20,500
Upper Ground Floor	£25,000
Lower & Upper Ground Floors:	**£45,300**

Service Charge

A service charge is levied for the upkeep and maintenance of the building areas used in common. Guide figures are available by way of the agents.



EPC

The EPC rating of the office suite is TBC.

VAT

VAT is applicable to the rent and service charge due.

Business Rates

Further information is available via the agents.

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Nottingham City Council)

Further Information

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

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Please **click here** to read our "Property Misdescriptions Act". E&OE.