

Third Floor | 55 Maid Marian Way | Nottingham | NG1 6GE

Stunning third floor office refurbishment available in the heart of Nottingham City Centre

292m²
(3,148ft²)

- To undergo a transformational refurbishment to both communal areas and third floor suite
- Feature lobby and stairwell
- Passenger lift access
- Very accessible location on Maid Marian Way close to NET tram stops
- Plethora of amenities on the doorstep including shops, bars and restaurants



TO LET



Location



Gallery



Video



Contact



Location

The property is located on Maid Marian Way, one of the main thoroughfares through Nottingham City Centre. By virtue of its location the property is in walking distance to the main Market Square with a plethora of amenities including shops, bars and restaurants all on its doorstep.

Both vehicular and public transport access is fantastic with the NET tram, bus routes and major trunk roads out of Nottingham all within close proximity.

Description

The property comprises a modern purpose built office building providing four floors of accommodation. The available suite is located on the third floor and is to be subjected to a high quality refurbishment that will include:

- LED lighting
- Full redecoration throughout
- Brand new kitchen facilities
- Brand new WC's
- Air conditioning
- Full refurbishment of the communal lobby area and stairwell



Refurbishment Mood Board



Floor Areas

We understand that the first floor has the following Net Internal Area:

292m² (3,148ft²)

(This information is given for guidance purposes only)

Rent

The property is available on a new lease and we are quoting a rent of:

£52,000 per annum

Rateable Value

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

Rateable Value from 1 April 2023:	£39,250
Rates payable 2023/24:	£19,586

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

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building.

