

Unit B3C | Chapel Quarter | Maid Marian Way | Nottingham | NG1 6HQ

## Prominent City Centre office suite available with frontage to Maid Marian Way at a competitive rent

**518m<sup>2</sup>**  
(5,576ft<sup>2</sup>)

- Good quality office suite just off Maid Marian Way
- Situated near a variety of office occupiers within minutes' walk of Nottingham's Professional Quarter
- Suitable for a variety of uses (STP)
- Excellent transport links with nearby proximity to parking, bus routes and NET tram system
- Close to Browns, Café Nero, Theatre Royal Concert Hall, Bill's Restaurant and many more
- Competitive rental terms available



**TO LET**



Location



Gallery



Contact



## Location

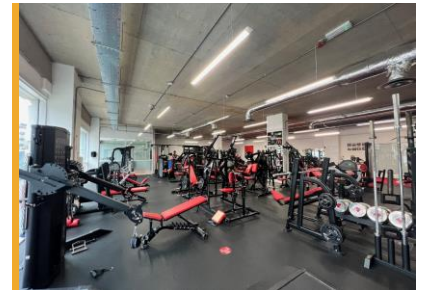
The property occupies a prominent location fronting onto Maid Marian Way which is part of the busy City Centre inner ring road system. The property benefits from being adjacent to Nottingham's Professional Quarter providing a mixture of occupiers.

The property is located close to a plethora of amenities including bars, restaurants, cafes, shops, and is situated within the Chapel Quarter building alongside occupiers including Premier Inn, Bar + Block Steakhouse, Man's Restaurant and Sushi Mania. The property benefits from being in short walking distance to Nottingham Market Square and has excellent transport links including NET tram stop, bus routes and main parking facilities.

## The Property

The property comprises a former part fitted gym with open plan floor plates. The offices will provide a high quality space throughout with exposed services providing a modern feel. The unit benefits from the following specification:

- Exposed services throughout
- Air conditioning
- Grey carpet tiles
- LED lighting
- WC and shower facilities
- Kitchenette
- Alarm system





## Accommodation

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

**518m<sup>2</sup> (5,576ft<sup>2</sup>)**

(This information is given for guidance purposes only.)

## EPC

A copy of the EPC rating is available upon request.

## Business Rates

We understand from the Valuation Office Agency website that the property is assessed as follows:

**Rateable Value April 2023: £49,000**

(This information is for guidance only and all parties should check themselves with the local billing authority.)

## Service Charge

A service charge will be levied to cover parts of the property used in common. A guide as to the payable figure is available from the agents.





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## Rent

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed and we are quoting:

**£40,000 per annum**  
**(Forty thousand pounds)**

## VAT

VAT is applicable on the rent and service charge at the prevailing rate.

## 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 Mäeorg**

07929 673 232

ketlin@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

27/10/2023

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



