

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

## Stunning fourth floor refurbished office suite with roof terrace providing skyline views of Nottingham City Centre

268m<sup>2</sup>  
(2,881ft<sup>2</sup>)

- Currently undergoing an extensive refurbishment offering Grade A office space
- Feature lobby and stairwell
- Roof terrace to the rear of the office suite
- Very accessible location on Maid Marian Way close to NET tram stops
- Plethora of amenities including shops, cafes restaurants and bars on its doorstep
- Available end of July 2025



TO LET



Location



Gallery



Video



Contact



## Location

The property is situated on Maid Marian Way, a major thoroughfare in Nottingham City Centre currently undergoing significant refurbishment. Its prime location places it within walking distance of the main Market Square which offers a wide range of amenities including Starbucks, Pret A Manger, Piccolino, M & S, amongst others.

Both vehicular and public transport access are excellent, with the NET tram, bus routes and major trunk roads easily accessible from Nottingham.

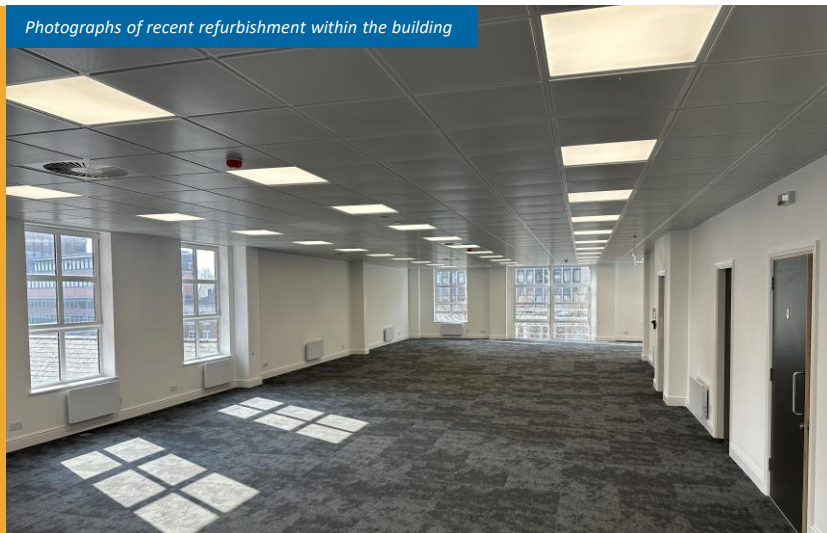
## Description

The property comprises a modern purpose-built office building situated across four floors. The available suite is located on the fourth floor and is to be refurbished to a high quality specification including:

- New metal suspended ceiling incorporating LED lighting
- Full redecoration throughout
- Brand new kitchen and WC facilities
- Air conditioning throughout
- Roof terrace to the rear comprising 243ft<sup>2</sup>
- With a recent high-level refurbishment of the communal lobby area, stairwell and entrance



Photographs of recent refurbishment within the building



## Floor Areas

We understand that the fourth floor has the following Net Internal Area (NIA):

**268m<sup>2</sup> (2,881ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## EPC

The EPC of the whole building is **B-46**.

## Rateable Value

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

**Rating Authority: Nottingham City Council**

**Rateable Value: £37,000**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

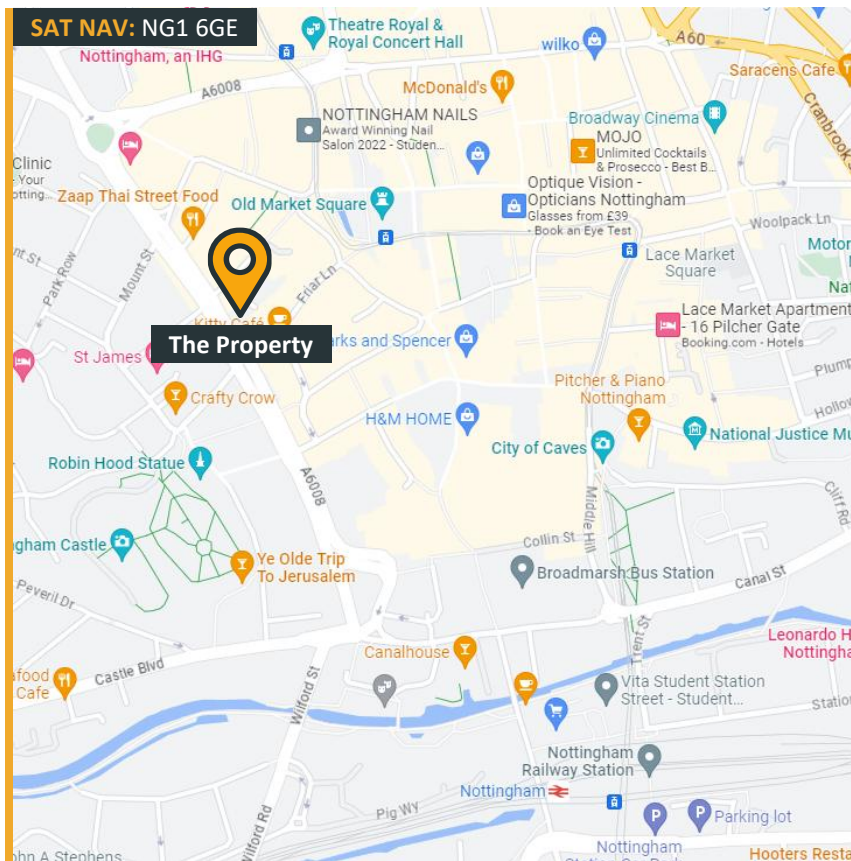
## Service Charge

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








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

## Rent

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

**£53,500 per annum**  
**(Fifty-three thousand pounds)**

## VAT

It is understood that VAT applies to both the rent and service charge due at the standard rate.

## Further Information

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

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