

Press Release 2025



PROTOCOL SECURE NEW OFFICES IN NOTTINGHAM CITY CENTRE

FHP Property Consultants are delighted to announce the successful completion of an office letting to Protocol Limited at 55 Maid Marian Way, Nottingham. The deal marks another milestone for the building, with Protocol set to occupy the newly refurbished fourth floor, comprising 2,881 sq ft of open plan office accommodation.

The fourth floor benefits from lift access, newly installed WC and kitchenette facilities and dedicated rear parking, offering a modern and functional workspace. Situated on Maid Marian Way, a major thoroughfare in Nottingham, the building enjoys a prime location within walking distance of the city's Market Square and the Professional Quarter. Maid Marian Way is undergoing a major regeneration initiative led by Nottingham City Council, aimed at enhancing the gateway into the city centre and creating a more vibrant and welcoming environment.

55 Maid Marian Way has recently seen extensive refurbishment works across its communal areas and vacant office suites, reflecting the landlord's commitment to delivering high-quality accommodation that meets the evolving expectations and needs of modern occupiers. This letting represents the second deal secured within the building over the past 18 months and has achieved a new headline rent with the fourth floor, demonstrating the continued demand for premium office space in Nottingham's city centre. It also highlights the positive impact of proactive asset management and investment in refurbishments, with landlords responding to shirting tenant priorities and reaping the rewards.

Amy Howard, Surveyor from FHP Property Consultants, commented:

"It was a pleasure to work with all parties involved in bringing this deal to completion. Having collaborated with Rhys from Clearbell over the past few years, it is rewarding to secure another strong tenant for our client. This traction reinforces the appetite for high-quality office space and offers reassurance to landlords that demand remains strong in the city centre, especially of this size bracket."

Protocol Limited, previously based in West Bridgford, sought a strategic shift in their operations and identified the city centre as a more suitable location for their business. Following multiple viewings on several options, we were pleased to agree terms at 55 Maid Marian Way, with the refurbished high quality space proving an ideal match. Protocol were clear in their vision for a central location that aligned with their business goals.

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The quality of the space and the speed at which the deal was concluded made this a great outcome for everyone involved. We wish Protocol every success in this exciting new chapter."

If you are seeking office space or currently reassessing your office needs in terms of size, location, accessibility, etc please feel free to contact me on 07887 787894 or email me at amy.howard@fhp.co.uk

ENDS

Amy Howard

31 October 2025