

Third & Fourth Floors | 39 Stoney Street | The Lace Market | Nottingham | NG1 1LX

Coming soon – two open plan office suites situated within the heart of Nottingham's Lace Market

181m² to 429m²
(1,948ft² to 4,618ft²)

- Undergoing an extensive refurbishment to offer high quality office open plan space
- The potential to occupy both floors combined or individually per floor
- Car parking spaces available
- New WC and shower facilities
- Good connectivity to NET tram, train station and bus station near by
- Close to Piccolino, Caffé Nero, amongst others



TO LET



Location



Gallery



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Location



Gallery



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The Property

39 Stoney Street provides some of the nicest offices within The Lace Market. The Landlords have been undertaking a rolling programme of refurbishment to provide high quality open plan offices adopting an exposed services feel to enable the depth of the windows and floor to ceiling height with fluted columns to be features of the space.

The third and fourth floor suites have recently undergone an extensive refurbishment, showcasing the high level refurbishment are photos to the right.



Location

39 Stoney Street is a stone's throw from St Mary's Church in the heart of Nottingham's Creative Quarter. The Victorian street scene still retains the majority of the former lace mills with the tall windows and high floor to ceiling height enabling loft / Shoreditch style office refurbishments.

The Lace Market is now one of the most popular locations on the eastern fringe of the Nottingham City Centre with a wealth of bars, restaurants and complementary facilities on the doorstep.

Car Parking

Car parking is available per floor; more information can be available by way of agent



Images of the recent refurbishment carried out on the first floor.



Images showing the local area

Floor Areas

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

Floor	m ²	ft ²
Third	248	2,670
Fourth	181	1,948
Total	429	4,618

(Prospective Tenants are advised to verify the floor areas.)

Business Rates

The business rates will need to be reassessed, further information can be provided by way of agent.

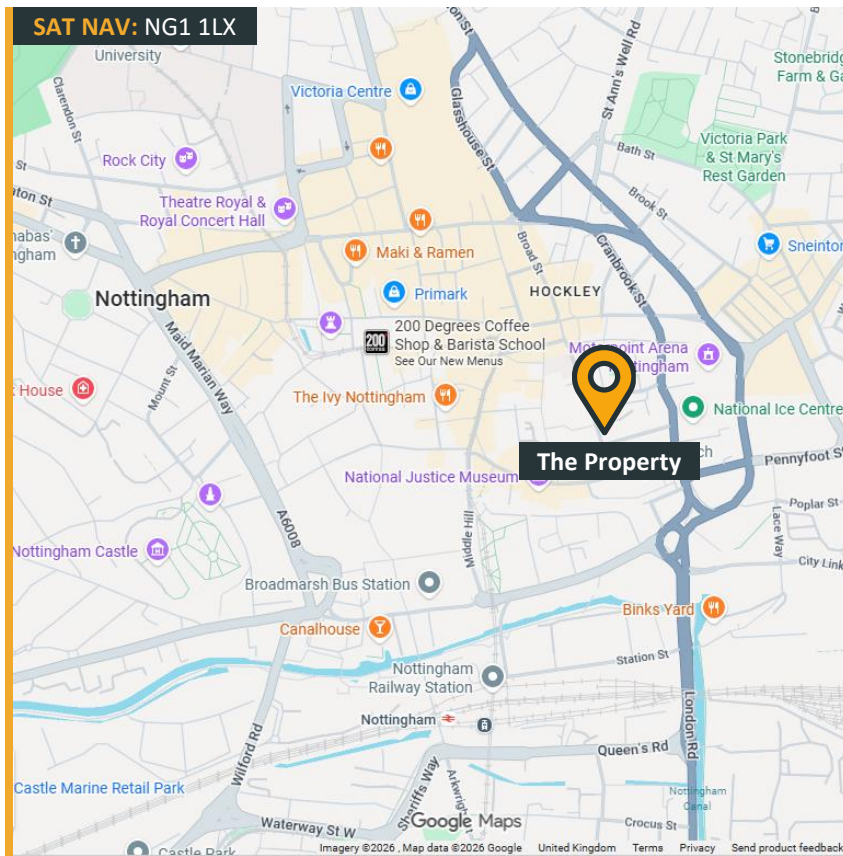
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)

EPC

Upon completion of the refurbishment, both suites will need to be reassessed for an updated EPC certificate.

Service Charge

It is understood that the current service charge runs at approximately £3.50 per ft².



Lease and Rent

A new lease is available via negotiation on either a floor by floor basis or whole at a rental of:

£18 per ft²

The service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

VAT

The VAT is payable in addition to the rent, service charge and all other payments due under the lease.

Further Information

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

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