

Excellent city centre refurbished office suite readily fitted out incorporating glazed meeting rooms with car parking

139m²
(1,490ft²)

- Convenient city centre location
- Good connectivity to NET Tram, Train and Bus Station
- Offers a wealth of shops, bar and complementary facilities on the doorstep
- Fully furnished, recently refurbished space
- 1 car parking space, providing several further parking facilities within immediate vicinity
- Flexible terms available



TO LET



Location



Gallery



Video



Contact



Location

The office suite is situated on the pedestrianised street known as Middle Pavement and lies on the fringe of The Lace Market one of the most popular and prestigious office locations on the Eastern fringe of Nottingham City Centre

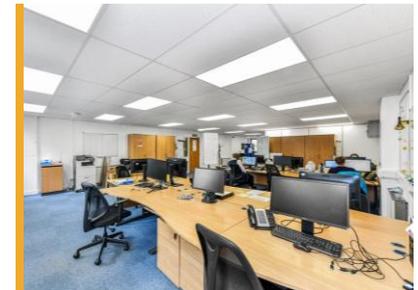
3-7 Middle Pavement is situated in a prominent position with many nearby amenities such as Marks & Spencer's, the new Broadmarsh Car Park and offers many cafes, bars and restaurants making it the perfect location to conduct client meetings on your doorstep.

There are several car parking facilities nearby, for additional parking, as well as easily accessible to NET Tram Stops, Bus and Train Stations.

Description

The property offers first floor office accommodation that is accessed through a common entrance with key fob access. The specification includes the following:

- Currently undergoing refurbishment to include newly fitted kitchenette and WC facilities, replacement to grey carpet tiles and redecoration throughout
- Open plan floor plate
- Trunking incorporating Cat 5 cabling and power
- Suspended ceilings with LED lighting
- WC and kitchen facilities
- Electric heaters
- Partitioning in part incorporating two glazed private meeting rooms





Floor Areas

We understand from measurements taken on site that the property has the following Net Internal Area (NIA):

139m² (1,490ft²)

EPC

It is understood the property has an EPC rating of **B**.

Service Charge

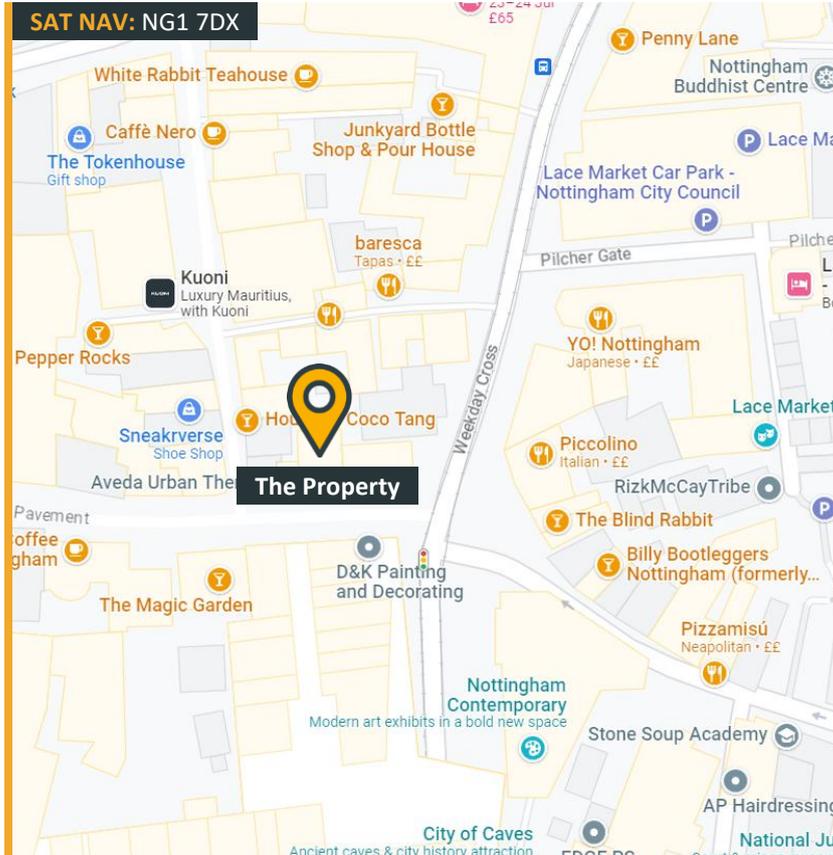
We understand that the suite currently has the following service from June 2023 – June 2024:

£6,366.36 per annum

Lease Terms & Rent

The office suite is available on a new lease for a term of years to be agreed at a quoting rent of

£25,000 per annum
(Twenty Five Thousand Pounds)



Business Rates

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

Rateable Value from 1st April 2026: £11,750 per annum

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

VAT

VAT applies to rent and 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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11/03/2026

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