

34 Stoney Street | The Lace Market | Nottingham | NG1 1LL

Stunning Period Office Suites Available at Competitive Rents and Flexible Terms in The Heart of Nottingham's Lace Market

144m² to 289m²
(1,549ft² to 3,114ft²)

- Recently refurbished to a high standard throughout offering a mixture of open plan and cellular floor plates
- 'Plug in and play' option
- Within minutes' walk to Bar Iberico, Pizza Pilgrims, Delilah, YO! Sushi, Café Nero and many more amenities
- Excellent natural light through large period sash windows
- In the heart of Nottingham's Lace Market/Creative Quarter



EXCELLENT
OPPORTUNITY -
MINIMAL WORK
REQUIRED

TO LET



Location



Gallery



Video



Contact



Location

34 Stoney Street is located in the heart of The Lace Market, Nottingham's Creative Quarter, on the eastern side of Central Nottingham.

The building sits at the intersection of Stoney Street, Kayes Walk and The Broadway overlooking St Mary's Church.

The office suite is the only office now available within the building which has otherwise been extensively refurbished and upgraded.

Description

Arranged over both upper ground and lower ground floors, the suite has been recently refurbished by the occupying tenant and provides high quality open plan office space, with features including:

- Readily available, 'plug-in and play' opportunity with high quality furniture
- Exposed services and drop-down LED lighting
- Heating/cooling system
- Open plan office space to the upper ground floor
- Partitioned meeting rooms and welfare facilities to the lower ground floor
- Period features including sash windows and fluted columns
- Male/female WC's and shower facilities





Floor Areas

Floor	m ²	ft ²
Lower Ground Floor	145	1,565
Upper Ground Floor	144	1,549
Total	289	3,114

The suites are available as a whole or on a floor by floor basis.

(This information is given for guidance purposes only)

Lease Terms

The office suite is available by way of either a sub-lease, or an assignment of the current occupational lease which expires 23 August 2025.

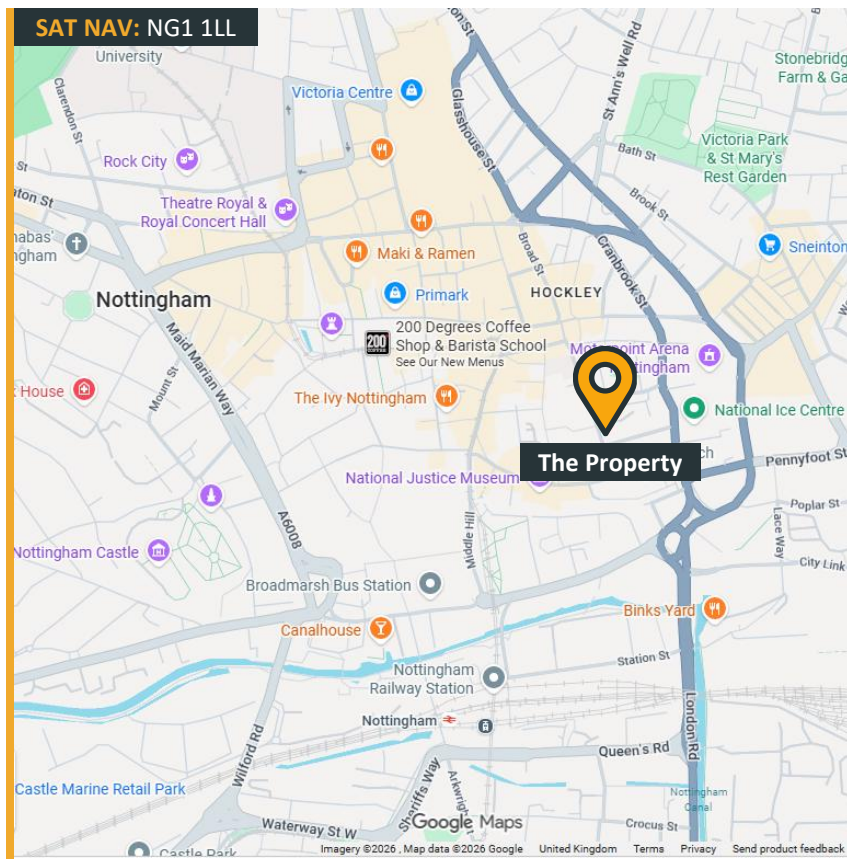
Flexible terms are available with shorter lease lengths on offer.

Rent

The office suite are available as a whole or on a floor by floor basis. Competitive rents are available with furniture to be included.

Service Charge

A service charge is levied for the upkeep and maintenance of the building areas used in common. Guide figures are available by way of the agents.



EPC

The EPC rating of the office suite is TBC.

VAT

VAT is applicable to the rent and service charge due.

Business Rates

From enquiries with the Local Authority, we understand the following:

Rateable Value from April 2023: £28,000

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Nottingham City Council)

Further Information

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

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