Third Floor | **55 Maid Marian Way** | Nottingham | NG1 6GE

High quality third floor office suite available in the heart of Nottingham City Centre

292m² (3,148ft²)

- Recently undergone a transformational refurbishment to both communal areas and individual suites
- Feature lobby and stairwell
- Passenger lift access
- 3 designated car parking spaces available to the rear of the building
- Very accessible location on Maid Marian Way close to NET tram stops
- Plethora of amenities on the doorstep including shops, bars and restaurants



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is located on Maid Marian Way, one of the main thoroughfares through Nottingham City Centre. By virtue of its location the property is in walking distance to the main Market Square with a plethora of amenities including shops, bars and restaurants all on its doorstep.

Both vehicular and public transport access is fantastic with the NET tram, bus routes and major trunk roads out of Nottingham all within close proximity.

Description

The property comprises a modern purpose built office building providing four floors of accommodation. The available suite is located on the third floor and benefits from the below specification:

- LED lighting
- Full redecoration throughout
- Brand new kitchen facilities
- Brand new WC's
- Air conditioning
- Full refurbishment of the communal lobby area and stairwell
- Meeting room/individual offices installed within the fit out
- 3 designated car parking spaces













Floor Areas

We understand that the first floor has the following Net Internal Area:

292m² (3,148ft²)

(This information is given for guidance purposes only)

Rent

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

£57,000 per annum

Rateable Value

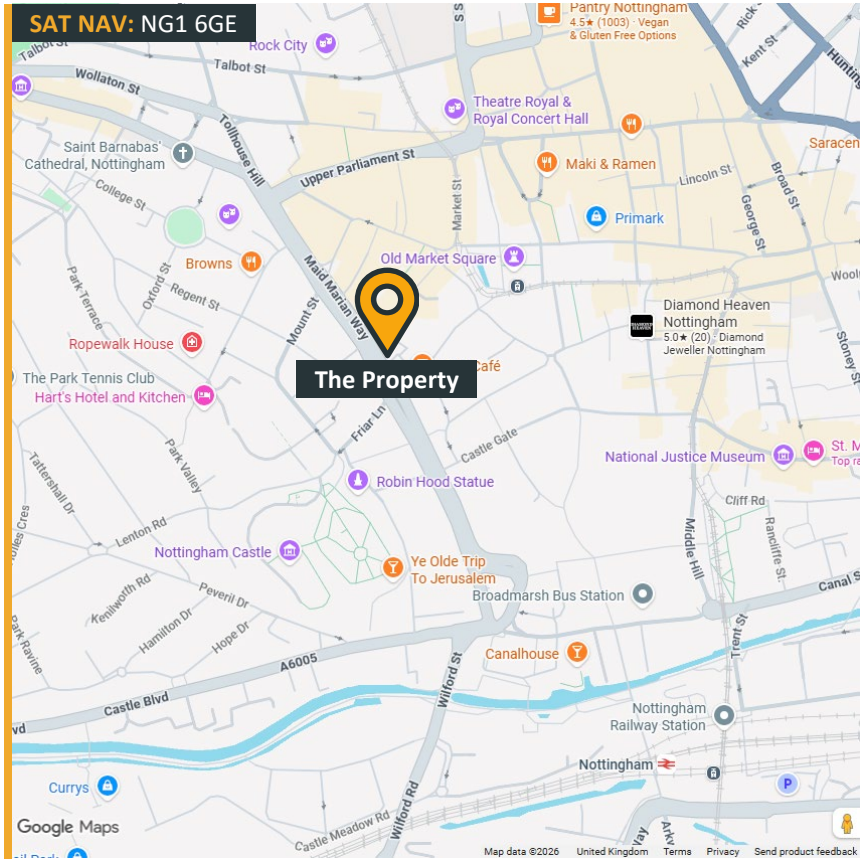
From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2026:	**£43,750**
Rates payable 2026:	**£18,900**

(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.



VAT

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

EPC

The EPC rating for the property is **B-47** which is valid until March 2034.

Further Information

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

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29/10/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.