

Fourth Floor | 55 Maid Marian Way | Nottingham | NG1 6GE

Stunning fourth floor refurbished office suite with roof terrace providing skyline views of Nottingham City Centre

268m²
(2,881ft²)

- Currently undergoing an extensive refurbishment offering Grade A office space
- Feature lobby and stairwell
- Roof terrace to the rear of the office suite
- Very accessible location on Maid Marian Way close to NET tram stops
- Plethora of amenities including shops, cafes restaurants and bars on its doorstep
- Available June 2025



TO LET



Location



Gallery



Video



Contact



Location

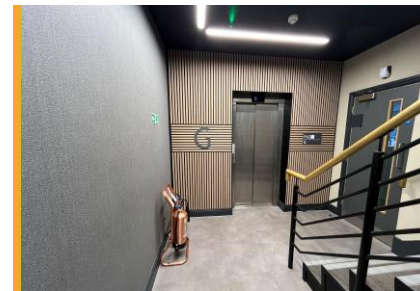
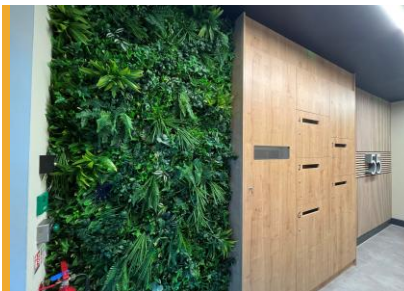
The property is situated on Maid Marian Way, a major thoroughfare in Nottingham City Centre currently undergoing significant refurbishment. Its prime location places it within walking distance of the main Market Square which offers a wide range of amenities including Starbucks, Pret A Manger, Piccolino, M & S, amongst others.

Both vehicular and public transport access are excellent, with the NET tram, bus routes and major trunk roads easily accessible from Nottingham.

Description

The property comprises a modern purpose-built office building situated across four floors. The available suite is located on the fourth floor and is to be refurbished to a high quality specification including:

- New metal suspended ceiling incorporating LED lighting
- Full redecoration throughout
- Brand new kitchen and WC facilities
- Air conditioning throughout
- Roof terrace to the rear comprising 243ft²
- With a recent high-level refurbishment of the communal lobby area, stairwell and entrance



Photographs of recent refurbishment within the building



Floor Areas

We understand that the fourth floor has the following Net Internal Area (NIA):

268m² (2,881ft²)

(This information is given for guidance purposes only)

EPC

The EPC of the whole building is B-46.

Rateable Value

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

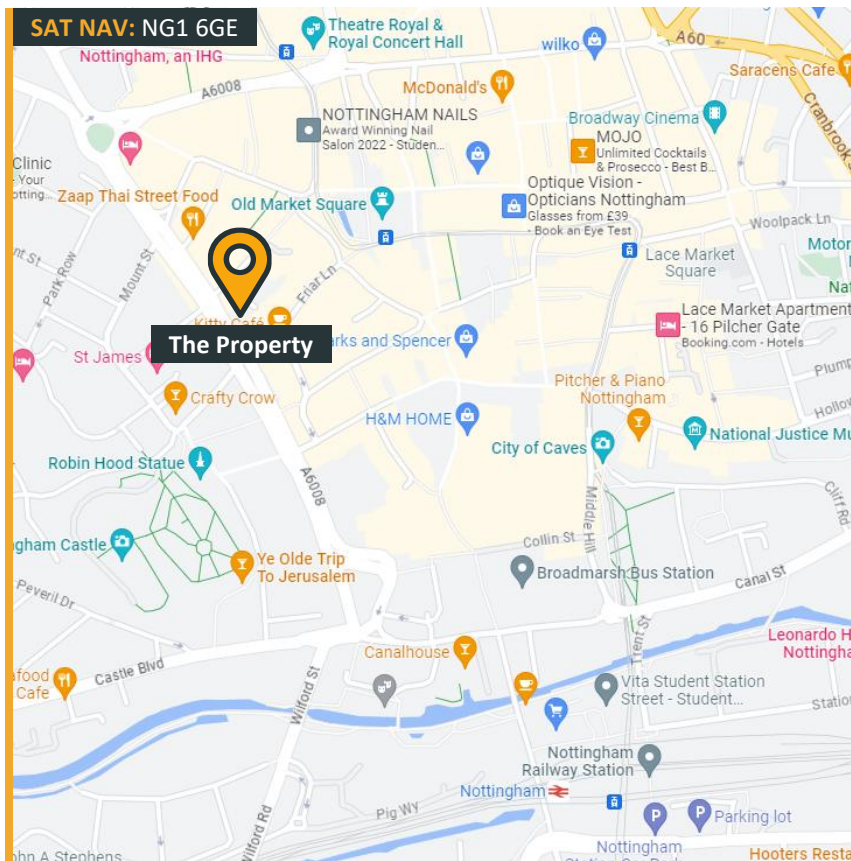
Rating Authority : Nottingham City Council
Rateable Value: £37,000

(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.





SAT NAV: NG1 6GE

The Property

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

Rent

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

£53,500 per annum
(Fifty-three thousand pounds)

VAT

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

Further Information

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

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