



## Castle Heights Mezzanine 2, 72 Maid Marian Way, Nottingham,

Moores Commercial are delighted to offer for let this office space within Castle Heights - a 10 storey office complex which is part way through a refurbishment programme, offering a variety of space available, Mezzanine 2 is approximately 987 square feet with a small interview room/office attached, is fitted with kitchenette and faces Maid Marian way and the City centre. All offices are let on a £13.50 per sq ft rate with an additional service charge of £4.20 per sq ft. Each floor has shared cloakrooms facilities and lift access to all levels. This is the smaller of office 3 spaces currently available, please get in touch for more information on the larger spaces

## Location

Well positioned on Maid Marian Way close to the City Centre, the offices have good pedestrian access within walking distance to the main bus station at the Broad Marsh Centre and approximately a 5 minute walk from Nottingham Train station. Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the City can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Race track.

## Property Description

Castle Heights is a multi storey office building and the Mezzanine Office is located on the 2nd floor within the 10 storey office tower block. Existing tenants include a national charity, solicitors and a public body. The building is predominantly DDA compliant and provides level access, two fully maintained lifts and disabled toilet facilities

## Accommodation

The floor space on Mezzanine 2 is approximately 987 square feet including the meeting room. The office is fitted with a kitchenette and has shared washroom facilities, which are off the central Staircase landing with ladies and gents on alternate floors.

## Amenities

All suites are accessed via the dedicated ground floor reception area, which is manned between 8.15 and 5.15pm on weekdays. A large range of management services are provided by the dedicated on-site building manager (who also mans reception) and in addition there are WC's to each floor, two ten person passenger lifts and a CCTV system (reception and basement). 24 hour access is available to occupiers if required.

Refurbished, open plan high quality office accommodation, comprising the following specification: Carpet tiles throughout, Plastered and painted walls, Suspended ceilings with category II lighting, Comforting cooling, Perimeter trunking

## Services

All mains services are connected to the property.

## Service Charge

Service charge will be at £4.20 per Square foot + VAT.

## Terms

Each office is offered for let on a minimum 5 year terms without a break. Rentals are at £13.50 per square foot plus vat (£13,325 + VAT) per annum plus annual service charge at £4.20 + vat per square foot.

## Rates

We are advised by the valuation office agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the rateable value for this space is £6000 per annum from the 2010 rating list. For further information please contact the local authority.

## VAT

VAT will be charged on the rent and service charge at 20%.

## Legal Costs

Both Parties will be responsible for their own legal costs

## Viewing

Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email [office@moorescommercial.com](mailto:office@moorescommercial.com)

## Parking

There is an underground car park to the building with limited spaces that are currently all allocated. Interested parties should register their interest for future availability if desired.

## Other



## Contact Details

36 High Street

Oakham

Rutland

LE15 6AL

[www.moorescommercial.com](http://www.moorescommercial.com)

Email: [office@moorescommercial.com](mailto:office@moorescommercial.com)

Tel: 01664 431330