

TO LET

**FOURTH FLOOR
CASTLE HEIGHTS
72 MAID MARIAN WAY**



**CITY CENTRE OFFICE SUITE
NIA: 2,434 sq ft (226.1 sq m)**

**OPEN PLAN OFFICE SUITE
RECENTLY REFURBISHED
LOCATED IN THE HEART OF NOTTINGHAM CITY CENTRE
PROMINENTLY FRONTING THE INNER RING ROAD
VIEWS OVER NOTTINGHAM CASTLE
AVAILABLE IMMEDIATELY**

SAT NAV: NG1 6BJ

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The premises occupy a prominent position fronting Maid Marian Way close to its Junction with Friar Lane which is located between Nottingham's Old Market Square and Nottingham Castle.

Located on the fourth floor, the office suite offers excellent views to Nottingham Castle to the west.

The other occupiers of Castle Heights include Fraser Brown Solicitors, The Royal College of Nursing, Capita and Ludorati Café.

DESCRIPTION

The property comprises a fourth floor office suite within a 10-storey office building fronting Maid Marian Way.

The available suite is currently laid out to provide open plan with communal male, female and disabled WC facilities provided in the core area of the building.

The fourth floor benefits from the following specification:

- Suspended ceilings incorporating LED lighting
- Perimeter plug and data points
- Grey carpets throughout
- Recently installed kitchenette
- Comfort cooling
- Windows to three elevations of the suite

ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal areas in accordance with the IPMS:

| Description | sq m | sq ft |
|--------------|-------|-------|
| Fourth Floor | 226.1 | 2,434 |

CAR PARKING

Car parking spaces may be available in the under-croft car parking. Further information and indicative costs are available from the agent upon request.

QUOTING RENT

The premises are available to rent on a new effective fully repairing and insuring lease for a term to be agreed at a rental of:

£14.00 per sq ft

BUSINESS RATES

From investigations made of the valuation Office Agency it is understood that the premises are assessed as follows:

Local Authority: Nottingham City Council
Description: Office & Premises
Rateable Value: £23,000

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of Castle Heights. Further information is available from the agents upon request.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices under Class B1 (Business).

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Nottingham City Council's planning department in respect of their proposed uses.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D (96).

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

June 2019



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