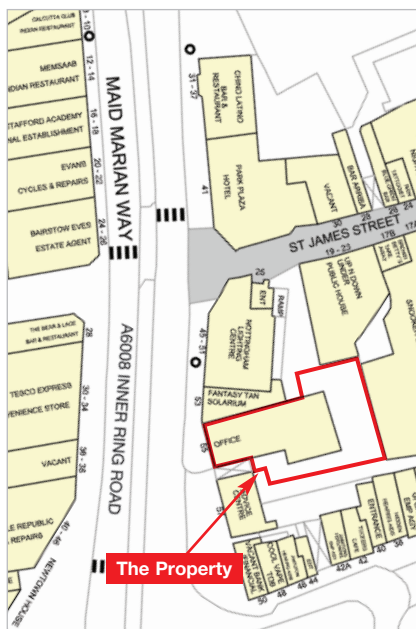


Nottingham

55 Maid Marian Way Nottinghamshire NG1 6GE

- **Well Located Modern Freehold Office Investment**
- City centre location
- Mixed commercial area popular with offices and hotel occupiers
- Modern offices totalling 1,421.1 sq m (15,296 sq ft) with car parking
- Tenants include Ingeus and Chapar
- Asset management opportunity
- Future alternative uses, subject to all necessary consents
- Total Current Rents Reserved
£225,189 pa



Tenure
Freehold.

Location

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000, is the primary shopping destination for over 600,000 people and is ranked seventh in the UK for shopping by spending. The city is located approximately 123 miles north of London, 25 miles north of Leicester and 16 miles east of Derby, and benefits from excellent communications with junctions 24, 25 and 26 of the M1 Motorway located approximately 7 miles to the west of the city centre. The property is situated on the east side of the Maid Marian Way (A6008), the main arterial route into the city centre, close to the junction with St James Street in a mixed commercial area. Close by is a variety of office occupiers and hotels, such as St James Hotel, Park Plaza Hotel, Travelodge and Britannia Hotel, together with Grosvenor Casino, Tesco (opposite), Halfords, Evans, Bairstow Eves, Boots Opticians and a variety of other restaurants and bars.

Description

The property is arranged on basement, ground and four upper floors to provide a modern office block. The offices comprise a mixture of open plan configuration and demountable partitions, comfort cooling, 3 compartment underfloor trunking, suspended ceilings with cat II lighting, passenger lift and WCs. The property benefits from part undercroft car parking for 15 cars.

VAT

Please refer to the Special Conditions of Sale.

Planning

The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, First and Second Floors	Ingeus UK Ltd (1)	Ground Floor Offices 216.40 sq m (2,329 sq ft) First Floor Offices 288.70 sq m (3,107 sq ft) Second Floor Offices 291.80 sq m (3,141 sq ft)	5 years from 18.11.2016 (2) FR & I by way of service charge	£158,958 p.a.	Reversion 2021
Third Floor	Ingeus UK Ltd (1)	Third Floor Offices 287.0 sq m (3,090 sq ft)	3 months from 18.11.2016 Repairing obligation FR & I limited by schedule of condition	£39,739 p.a.	Reversion November 2017
Fourth Floor	The Chapar Ltd (3)	Fourth Floor Offices 267.1 sq m (2,874 sq ft)	5 years from 12.01.2016 Annual fixed uplifts FR & I by way of service charge	£26,492 p.a.	Rising to £32,412 (2017) £34,780 (2018) £36,556 (2019) £38,332 (2020)
Basement	Vacant	Basement Store 70.10 sq m (755 sq ft)	-	-	-
		Total	1,421.1 sq m (15,296 sq ft)	Total £225,189 p.a.	

- (1) www.ingeus.co.uk. For the year ended 31st December 2015, Ingeus UK Ltd reported a turnover of £194.724m, a pre-tax profit of £3.839m, shareholders' funds of £18.158m and a net worth of £14.041m (Source: riskdisk.com)
 (2) There is a landlord's and tenant's break clause on 18th March 2018 and every year thereafter on 6 months notice.
 (3) www.thechapar.com

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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