



**KNIGHT KNOX**

## Basic information required for new development launch

<b>Basic image requirements:</b>	3 x external images and 3 x internal images
<b>Development Name</b>	MAID MARIAN HOUSE
<b>Development Address</b>	MAID MARIAN WAY, NOTTINGHAM, NG1 6BJ
<b>Developer</b>	FORTIS DEVELOPMENTS
<b>Contractor</b>	BMD
<b>Management Company</b>	FORTIS STUDENT
<b>Full list of facilities/amenities (gym/laundry/bike storage etc)</b>	GYM/LAUNDRY/BIKE STORAG/ENTERTAINMENT LOUNGE

### Planning Information

<b>Student or residential planning?</b>	RESIDENTIAL
<b>Planning granted - Y/N</b>	No
<b>Date Planning Expected?</b>	END SEP 2015
<b>New-build or conversion?</b>	CONVERSION
<b>If conv, how old is the building?</b>	1960'S
<b>Expected construction commencement date?</b>	Oct-15
<b>Expected completion date?</b>	May-16
<b>Plans, (please attach and include road names and a directional compass point)</b>	ATTACHED
<b>Prices from - to (pls attach full schedule)</b>	ATTACHED
<b>Parking price</b>	N/A

### Student Development

<b>Total number of units</b>	94
<b>No. Studios</b>	41

**No. Premium Studios** 36  
**No. Superior Studios** 17

### Contracts and Payment

**Payment terms** 5K RES FEE. 50% OF BALANCE ON EXCHANGE.50% ON FINAL COMPLETION  
**Date legals to be issued** ASAP

**Net assured return** 8%  
**Assured return period** 2 YEARS

**Leasehold / Freehold?** LEASEHOLD  
**Lease length** 250  
**Ground Rent PA** £295  
**What is included in service charge (Pls attach schedule)** SEE ATTACHED

**Are the units furnished? (Y/N)** Y

### Marketing Information

**What is the total sqft of the building?** CIRCA 28,000  
**Are there any features about the building which make it unique or marketable? How was the building used previously?** PREVIOUS OFFICE USE

**Is the building close to anything of particular** CITY CENTRE  
Within walking distance of Nottingham Trent University and only a short bus ride away from the University of Nottingham,students and young professional are perfectly placed in the heart of a thriving community,close to all the facilities and amenities they could need,including shops, restaurants and bars.

#### **Distance to local amenities:**

Bromley House Library—3 minute walk (0.2 miles)  
Old Market Square Tram Stop—4 minute walk (0.2 miles)

Intu Broadmarsh shopping centre—7 minute walk (0.3 miles)

Nottingham Trent University—7 minute walk (0.4 miles)

Nottingham Train Station—10 minute walk (0.5 miles)

The University of Nottingham campus—10 minute drive (2.3 miles)