

# Press Release 2024



## PROMINENT BUILDING SOLD IN NOTTINGHAM

FHP were pleased to handover the keys to SHAPE (Safe Haven Alternative Provision of Excellence) for the premises known as The Exchange Building, Alfreton Road, last week as they start their new project for bringing further teaching support for children within Nottingham. The former CityCare building on Alfreton Road presented a rare opportunity to acquire a prominent office / warehouse property within close proximity to Nottingham City Centre, consisting of a modern detached two storey office building providing a mixture of open plan and cellular office space with an additional clear span warehouse to the rear. The Exchange Building providing excellent accessibility fronting onto the A610 with further access to J26 of the M1 Motorway and good transport links nearby.

The property, as expected, generated a high level of enquiries throughout the marketing, resulting in numerous viewings and offers, which lead to best and final bids in order to secure the best possible price for our client. It certainly exceeded our expectations with the achieved sale price and was an excellent result for our client who was thrilled with the result.

Amy Howard, Surveyor at FHP Property Consultants commented:

“The Exchange Building was always going to be in popular demand, given the lack of freehold stock within easy access to the City Centre and the hybrid approach the property offered, making it suitable for a variety of uses. The sale reflected a great price and I am delighted to see SHAPE handed the keys to endure their new project. It is a great concept for the property and the area, providing additional support for students and I wish them all the best.”

Shamraiz Younas, CEO at SHAPE commented:

“It has been a delight to work alongside Amy Howard of FHP, & Will Torr of heb Surveyors on the acquisition of The Exchange Building, a great effort by all in seeing this over the line. This iconic building on one of the main routes into Nottingham is a great asset to add to our fast growing portfolio in our hometown.”

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

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Will Torr, Partner at Heb Surveyors added:

“The search to find an alternative education facility for our client was a difficult brief to meet but the availability of The Exchange Building meant we could fulfil the requirement perfectly. The prominent building is ideally located and the internal configuration enables all of the education provisions to be provided under one roof. Thanks to Amy at FHP who ensured a smooth transaction and we hope Shamraiz and the team have a successful launch.”

If you are looking to dispose of your property on a freehold or leasehold basis and would like further information, please contact me on 07887 787894, alternatively you can email me at [amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk).

ENDS

Amy Howard

26 January 2024

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