



CASTLE WHARF HOUSE

CANAL STREET | NOTTINGHAM | NG1 7EU

BEST-IN-CLASS HQ OFFICE SPACE
40,976 SQ FT AVAILABLE Q4 2026

INTRODUCTION

Castle Wharf House is undergoing a comprehensive transformation to deliver Nottingham city centre's most exciting headquarters office opportunities.

Located in the highly sought-after Castle Wharf district, adjacent to Nottingham's canal network and within easy reach of the city's retail, leisure and transport amenities, the building is being extensively refurbished to provide over 40,000 sq ft of Grade A office accommodation across four floors.

The refurbishment combines modern workplace design, exceptional occupier amenities and strong sustainability credentials to create a future-focused working environment designed for today's businesses.

Upon completion, occupiers will benefit from an enhanced arrival experience, high-quality end-of-trip facilities, efficient building systems and large open-plan floor plates capable of accommodating a wide range of occupational requirements.



**Completion is
scheduled for
Q4 2026**

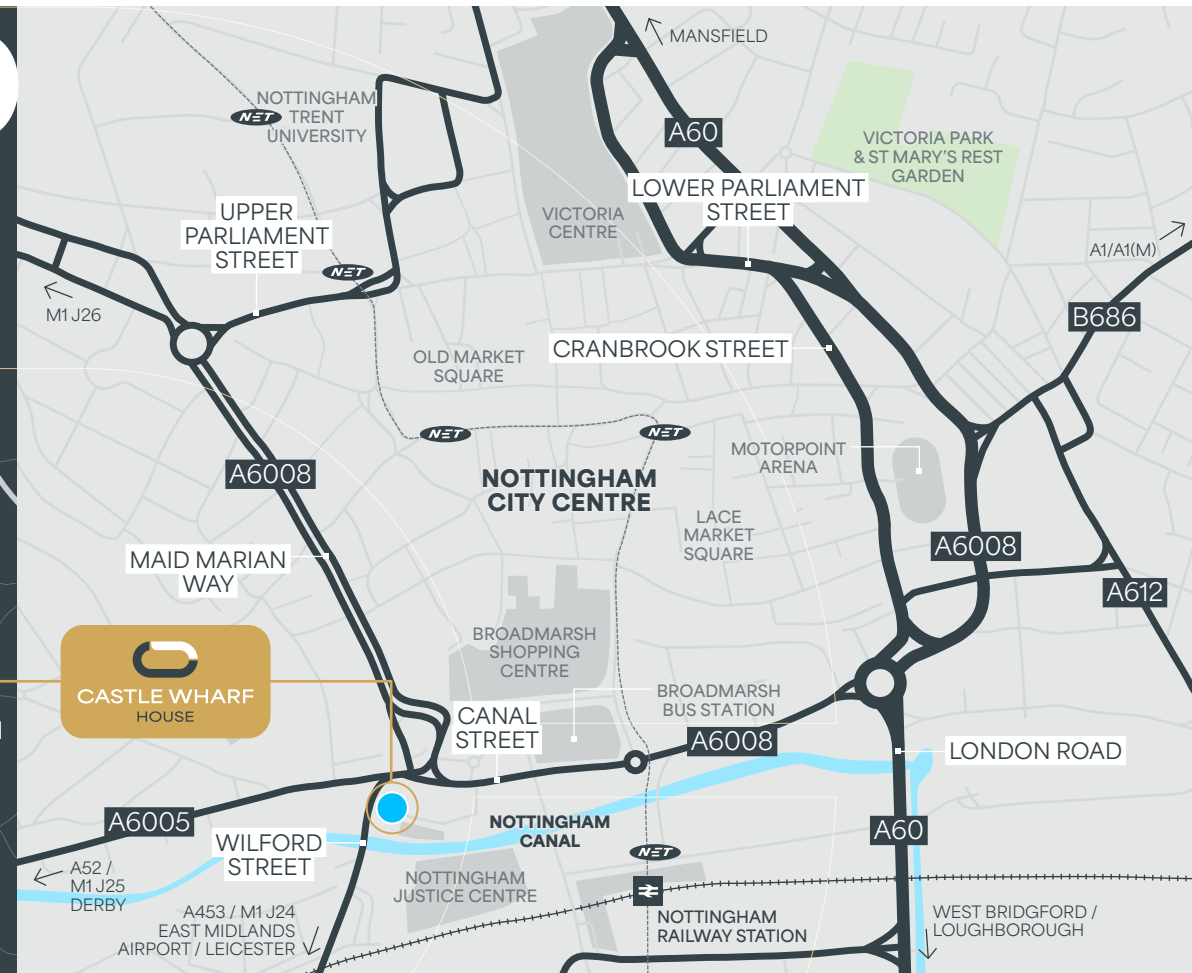
PERFECTLY POSITIONED

Castle Wharf House occupies a prominent position within Nottingham's established business district.

Located on Canal Street in the popular Castle Wharf area, it benefits from immediate access to the city's restaurants, cafés, bars, hotels and retail amenities.

Nottingham Railway Station is within easy walking distance, offering direct services to London, Birmingham, Sheffield, Leicester and the wider East Midlands.

Excellent road links via the A52, A453 and M1 provide easy access to East Midlands Airport and the national motorway network.



 SAT NAV
NG1 7EU

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EAGER.SPARKS.ZEALOUS

A WATERSIDE WORKPLACE

NOTTINGHAM
CASTLEMAID MARIAN
WAYNCP
NOTTINGHAMBRITISH
WATERWAYSBROADMARSH
SHOPPING
CENTRENOTTINGHAM
JUSTICE CENTRENET
NOTTINGHAM
RAILWAY
STATIONARKWRIGHT
STREETA60/
LONDON ROADCASTLE MEADOW
CAMPUSWILFORD
STREETCANAL
STREETNOTTINGHAM
CANAL

A distinctive canal-side workplace, combining city-centre convenience with an attractive waterside setting and a wealth of amenities on the doorstep.

A wide-angle photograph of a modern office reception area. In the foreground, there is a large, modular, olive-green sofa. Behind it, a reception desk with a curved, light-colored wooden front and a dark blue back is visible. The wall behind the desk is light-colored and has the words "CASTLE WHARF HOUSE" mounted on it. To the left of the desk is a large, vertical green wall. The ceiling is made of horizontal wooden slats and features several large, circular, illuminated light fixtures. The floor is a light-colored wood. Large windows on the left side of the image provide natural light and a view of the outside. The overall aesthetic is contemporary and industrial.

CASTLE WHARF
HOUSE

A NEW BENCHMARK FOR WORKSPACE IN NOTTINGHAM

 CASTLE WHARF HOUSE
NOTTINGHAM

Designed to support productivity, wellbeing and sustainability, Castle Wharf House delivers bright, efficient office accommodation with generous floor-to-ceiling heights, exposed services and a contemporary industrial aesthetic.

The extensive refurbishment programme includes a completely remodelled reception experience, upgraded common areas, new mechanical and electrical services throughout and a full replacement of occupier facilities.

From the moment visitors arrive, Castle Wharf House will provide a professional and welcoming environment befitting a modern headquarters building.

A completely redesigned reception will provide a high-quality arrival experience for occupiers and visitors alike.

The reception will connect seamlessly with the ground floor accommodation, creating a vibrant and professional front-of-house environment.

Design features include the following:



Concierge
reception desk



Visitor
coffee bar



Waiting & informal
meeting areas



Feature
lighting



External terrace



Secure access-
controlled lifts



ARRIVAL EXPERIENCE

The office accommodation is being delivered to a high-quality Grade-A standard.

GRADE-A OFFICE SPECIFICATION



Floor-to-ceiling heights of up to 3.8m



Raised access floors



New passenger lifts



Suspended linear LED lighting



Excellent natural light



Open-plan floorplates



Fresh air ventilation system



Access-controlled entrances



Building Management System interface



Zone-controlled lighting system



Brand new high-end WC facilities throughout



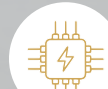
Exposed concrete soffits (Ground to Second Floors)



Mitsubishi Electric VRV comfort cooling



Exposed mechanical & electrical services



Tenant risers for IT, power and cooling infrastructure



CCTV and building security systems



Refurbished common areas

FLEXIBLE SPACES

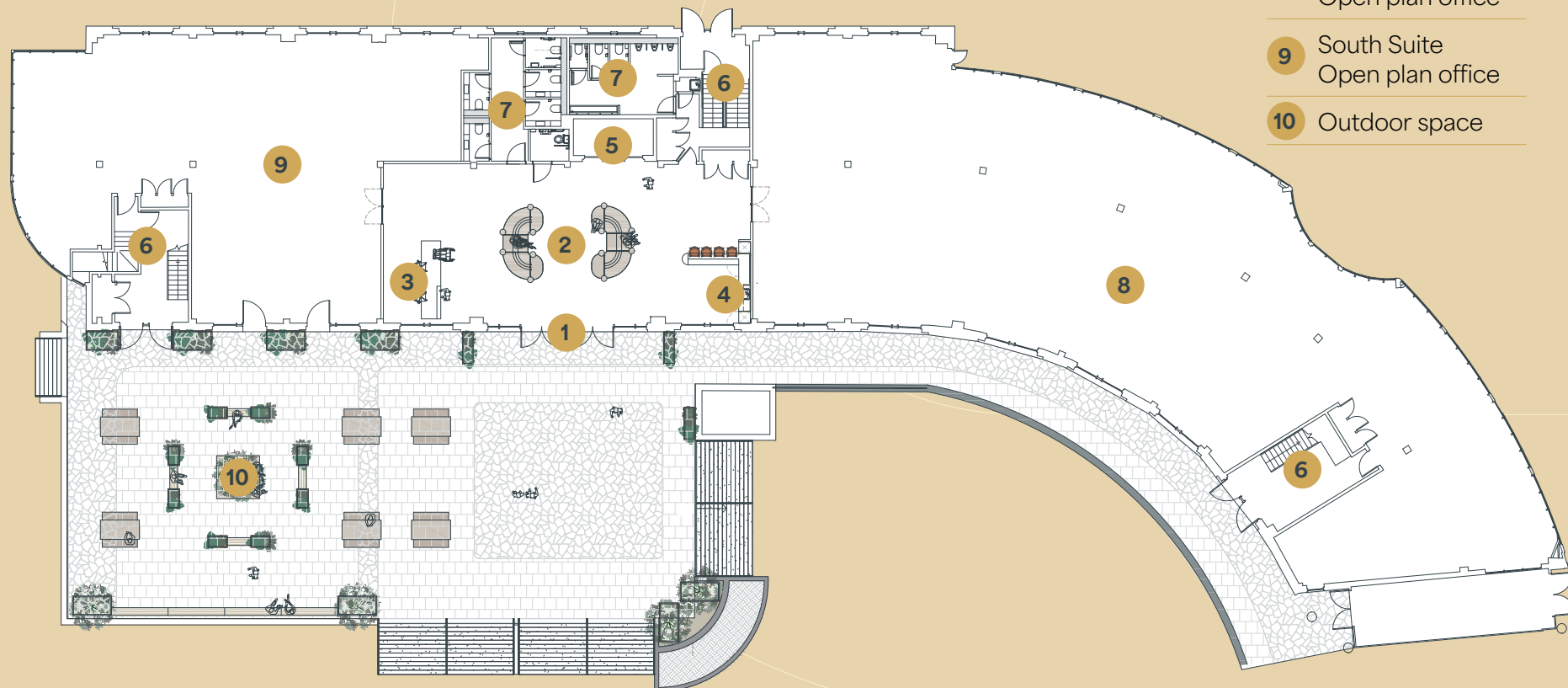
A range of flexible floorplates complemented by secure on-site parking, cycle storage and EV charging.

Schedule of accommodation:

Floor	sq m	sq ft
Ground South Suite	258	2,777
	Under Offer	
Ground North Suite	541	5,823
First Floor	1,068	11,495
Second Floor	1,028	11,065
	Under Offer	
Third Floor	912	9,816
	Under Offer	
Total	3,807	40,976

All floor areas are measured in accordance with IPMS3. These measurements are to be confirmed upon practical completion.

GROUND FLOOR PLAN



Spaces:

- 1 Entrance
- 2 Lobby
- 3 Reception
- 4 Tea point
- 5 Lifts
- 6 Stairs
- 7 WCs
- 8 North Suite Open plan office
- 9 South Suite Open plan office
- 10 Outdoor space

09 FLEXIBLE SPACES

BASEMENT FLOOR PLAN



42 on-site car parking spaces (inc. 5 disabled)

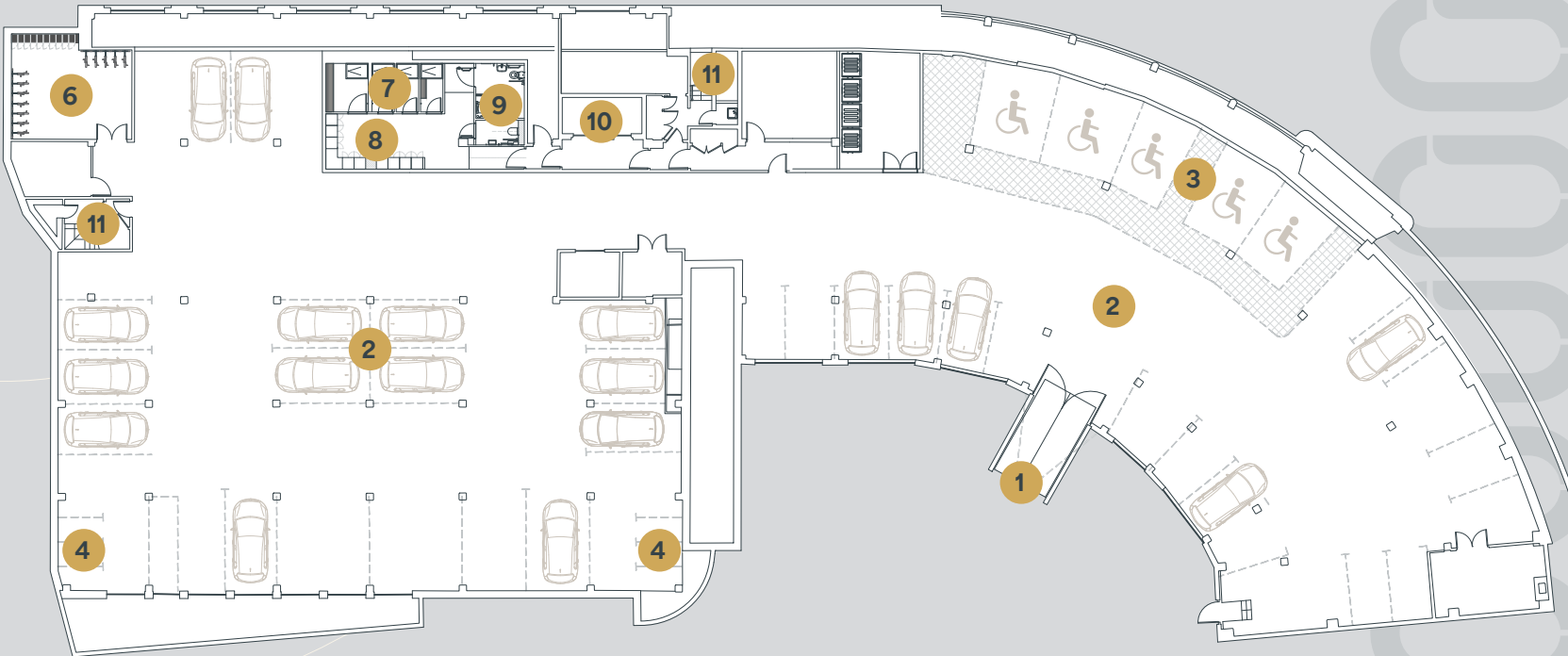
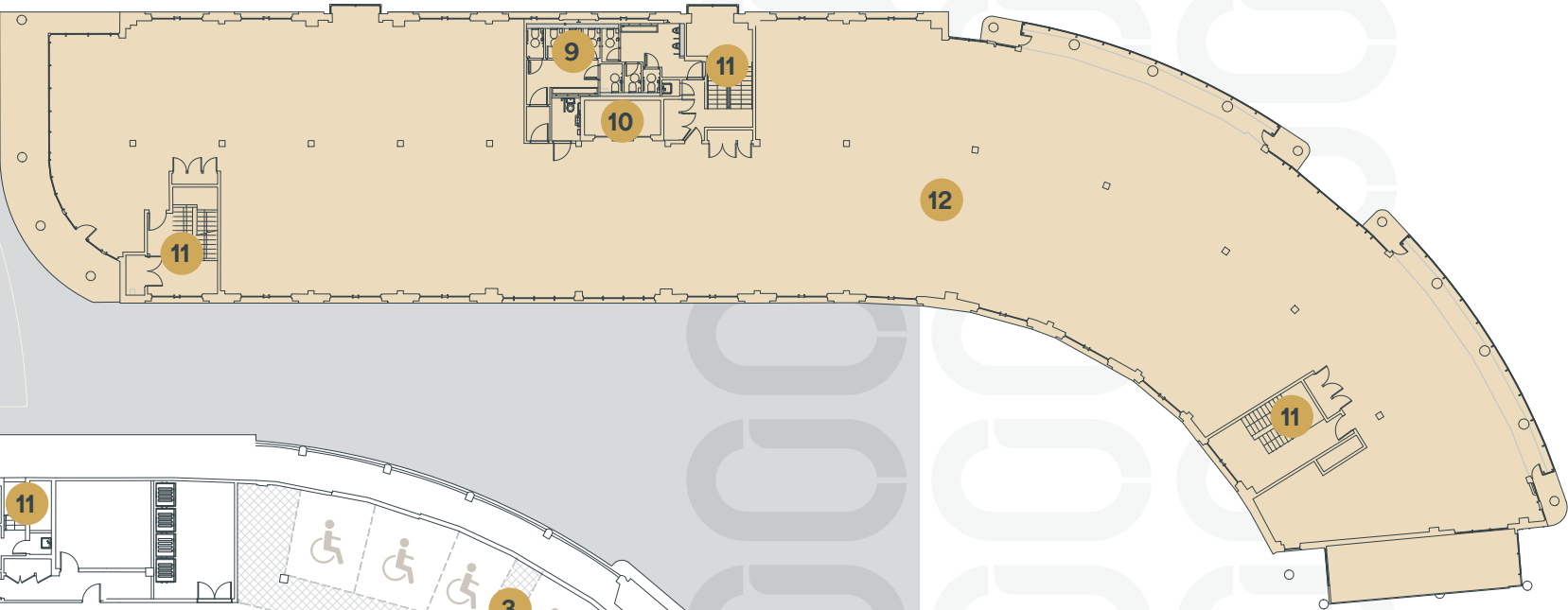


Plus 4 EV charging spaces



Secure cycle storage

FIRST FLOOR PLAN



Spaces:

- | | |
|----------------------|---------------------|
| 1 Entrance ramp | 7 Shower facilities |
| 2 37 Car parking | 8 Lockers |
| 3 5 Disabled parking | 9 WCs |
| 4 Motorbike parking | 10 Lifts |
| 5 4 EV parking | 11 Stairs |
| 6 Cycle storage | 12 Open plan office |

DESIGNED FOR SUSTAINABILITY

Environmental responsibility sits at the heart of the refurbishment.

The building is targeting an EPC A Rating and incorporates a range of energy-efficient technologies designed to reduce operational costs and improve environmental performance.

Key sustainability features include the following:



**EPC A
Rating (Target)**



**New energy-efficient
building services**



**Zone-controlled
LED lighting throughout**



**4 EV charging
spaces**



**Secure cycle
storage**



**Building Management
System (BMS)**



**Mitsubishi Electric
VRV heat recovery
comfort cooling**



**Fresh air ventilation
providing 12
l/s per person**



**End-of-trip
facilities encouraging
active travel**

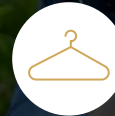
END-OF-COMMUTE FACILITIES

Supporting occupier wellbeing and sustainable commuting, the building will benefit from extensive end-of-trip facilities located within the basement level.

Facilities include the following:



Secure cycle storage



Male and female
changing facilities



Lockers



Four showers



Accessible
shower facility



Refurbished ancillary
accommodation



Secure basement
access

BUILDING

Castle Wharf House has been designed to provide occupiers with a workplace that extends beyond the office floor.



**Concierge
reception**



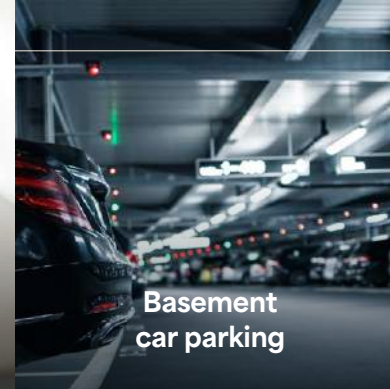
**Visitor
coffee bar**



**Secure cycle
storage**



**Showers and
changing facilities**



**Basement
car parking**

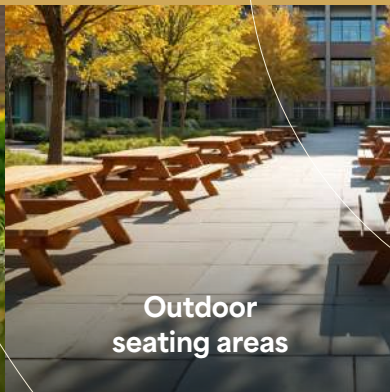


**EV charging
provision**

AMENITIES



**Enhanced
landscaping**



**Outdoor
seating areas**



**New feature
entrance canopy**



**Refurbished stairwells
and common areas**



**Secure access
control system**



**CCTV coverage
throughout**

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