

First Floor | Queens Building | 2 Arkwright Street | Nottingham | NG2 2GD

Well presented fitted office space located in a prominent position opposite Nottingham Train Station

141m²
(1,517ft²)

- Excellent location positioned immediately opposite Nottingham Train Station
- Generous parking offering 3 designated spaces
- Modern office suite with fitted meeting room offering good quality space throughout
- Plethora of nearby amenities including Caffè Nero, Broadmarsh Car Park, 200 Degrees Coffee, and more
- Available from December 2025



TO LET



Location



Gallery



Video



Contact



Location

The property is located just outside the main entrance to Nottingham Train Station in a prominent position at the intersection of Arkwright Street, Sheriffs Way and Carrington Street, within walking distance to Nottingham City Centre and The Lace Market, Hockley and Old Market Square.

The property benefits from having direct links to Nottingham's main arterial routes leading to north and south Nottingham such as the A52 leading to Junction 26 of the M1.

There are excellent nearby transport links available including Nottingham Train Station, bus routes and the NET tram as well as ample car parking facilities.

Floor Areas

We understand the property has the following Net Internal Area (NIA):

141m² (1,517ft²)

(This information is given for guidance purposes only)

EPC

The building has an EPC rating of **C-62** that is valid until March 2029.





Description

The property comprises a refurbished period building which has been recently renovated to provide high quality office space situated across four floors.

The building contains some attractive architectural features given its 19th Century construction, the property being formerly the Queens Hotel.

The offices are well presented throughout with an extensive fit out from the previous occupier and benefits from the following specification:

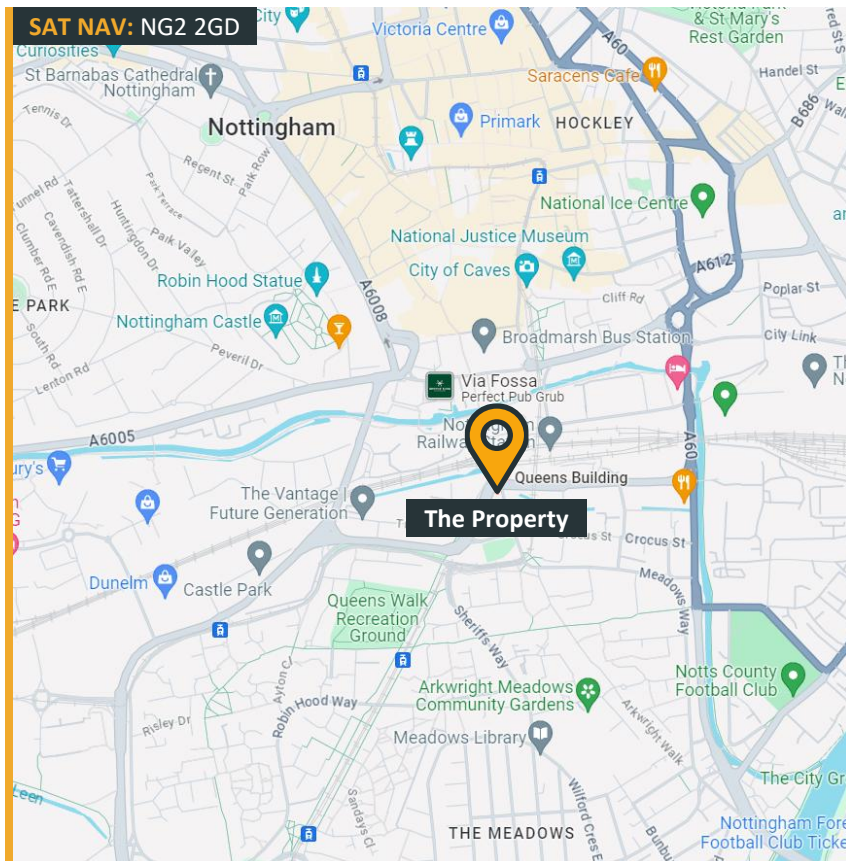
- Mixture of cellular and open plan floor space with a large meeting room
- Self-contained WC facilities and kitchenette
- 3 designated car parking spaces
- Raised floor boxes incorporating Cat 5 cabling
- Grey carpet tiles throughout

Business Rates

The business rates are to be reassessed upon occupation.

Service Charge

The rent is inclusive of service charge but exclusive of all other occupational costs.



Rent

The office suite is available on a new lease for a term of years to be agreed at a quoting rent of:

£26,500 per annum
(Twenty-six thousand five hundred pounds)

VAT

VAT applies at the standard rate to the rent and all other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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