

Grade A fully fitted offices close to Nottingham Train Station in the heart of central Nottingham

312m²
(3,363ft²)

- Fully fitted to a very high standard
- Available on flexible lease terms
- Minimal upfront fit out costs
- High quality finishes throughout
- Inclusive of fit out and furniture
- A short walk from Nottingham Train Station and City Centre amenities
- On site showers, changing and drying facilities
- Reception concierge services



TO LET



Location



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Location



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Location

The property is located in the City Buildings development on Carrington Street approximately 1 minute walk from Nottingham Train Station and less than 5 minutes walk from Nottingham's Market Square. The location is well provided with retail and lunchtime amenities with brands such as Caffe Nero, 200 Degrees Coffee, Subway and Tesco Express, all located within a short walk from the property.

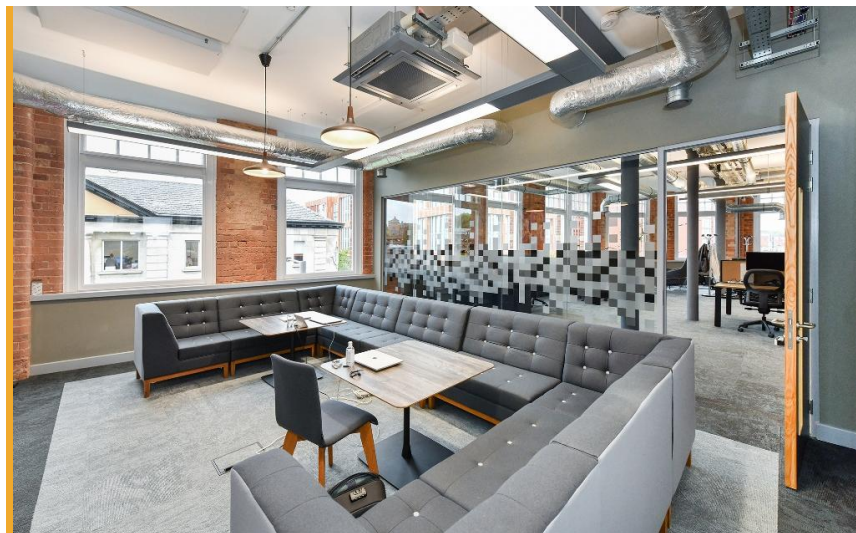
There are regular bus links outside the property, and the location is also less than 2 minutes walk from the NET tram system.

Broadmarsh Bus Station and multi storey car park is also located less than 2 minutes walk away.

The Property

The property comprises a Grade A refurbished and fully fitted office space which retains many of the building's original features including high ceilings, large windows and high-quality finishes throughout.

The offices have been fitted with glazed meeting rooms, desks, chairs and breakout furniture. There is also the option for shared use of the large breakout area with the neighbouring occupier by way of separate negotiation.





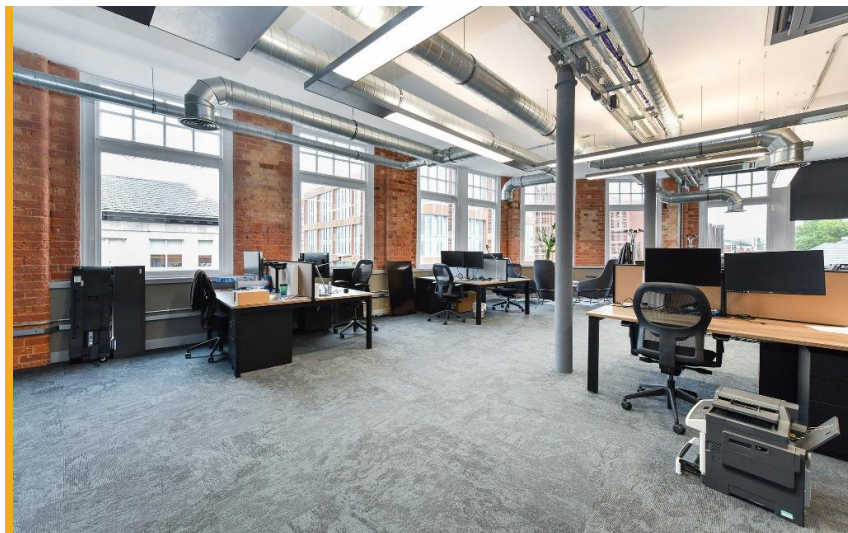
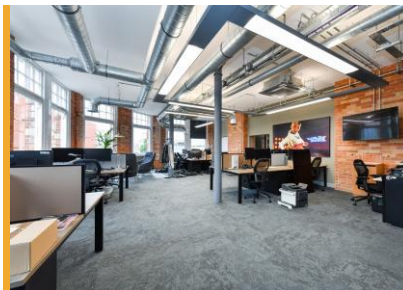
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Floor Areas

We understand the property has the following gross internal areas:

312m² (3,363ft²)

(This information is given for guidance purposes only)

Lease Terms

The property is available by way of a sublease expiring 24 December 2027.

Rent

The property is available at a quoting rent of:

£72,000 per annum
(Seventy-Two Thousand Pounds)

VAT

VAT is applicable on the rent and service charge.

Business Rates

A guide as to the business rates payable for the premises are available from the agents.

(This information is given for guidance purposes only and prospective purchasers are advised make their own enquiries)



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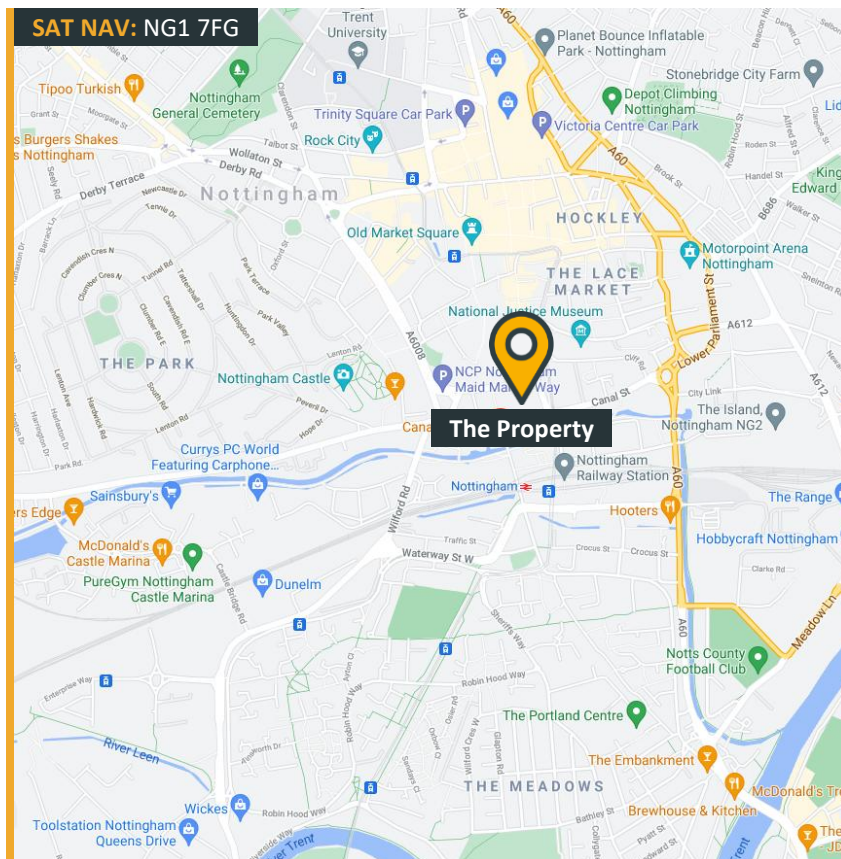
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EPC

The property has an EPC rating of a B-49.

Service Charge

A service charge is levied to cover maintenance of parts of the property used in common. A guide as to the service charge is available from the agents.

Further Information

For further information or to arrange a viewing please call or email any of the agents below:

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18/11/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.