

The Spire | 2 Egypt Road | Basford | Nottingham | NG7 7GD

Characterful period office building located on prominent road in close proximity to Nottingham City Centre

598m²
(6,437ft²)

- Rare freehold opportunity
- Mixture of open plan and cellular office space suitable for a variety of uses subject to planning
- Attractive fully fitted reception
- Securely walled and gated site with expansion car parking
- Within easy access of the Nottingham Ring Road, providing links to J26 of the M1 and in close proximity to Nottingham City Centre



FOR SALE



Location



Gallery



Contact



Location

The property is set just off Radford Road in New Basford and is within close proximity of Nottingham's Ring Road. Nottingham City Centre is located approximately 2.5 miles away and J26 of the M1 is located approximately 6 miles distance. The property is well served by public transport links, surrounded by a plethora of bus and tram routes.

The Property

The property historically was a primary school retaining the characteristics of the building including traditional red brickwork, attractive stone accents including concrete lintel sills around the windows and doors, steeply pitched roof and unique central tower.

The office itself benefits from the following specification:-

- Fully fitted reception
- Board room
- Mixture of ancillary and open plan space
- Fully fitted reception
- Securely walled and gated site
- Generous car parking facilities
- Gas central heating
- Fully fitted kitchen and canteen
- Male, female and accessible WC facilities
- Security system



EPC

A copy of the EPC is available from the agent upon request.



Floor Areas

The property has a Gross Internal Area (GIA) of:-

598m² (6,437ft²)

(This information is given for guidance purposes only)

Business Rates

From enquires of the VOA website we understand the following Rateable Value from 1st April 2026:

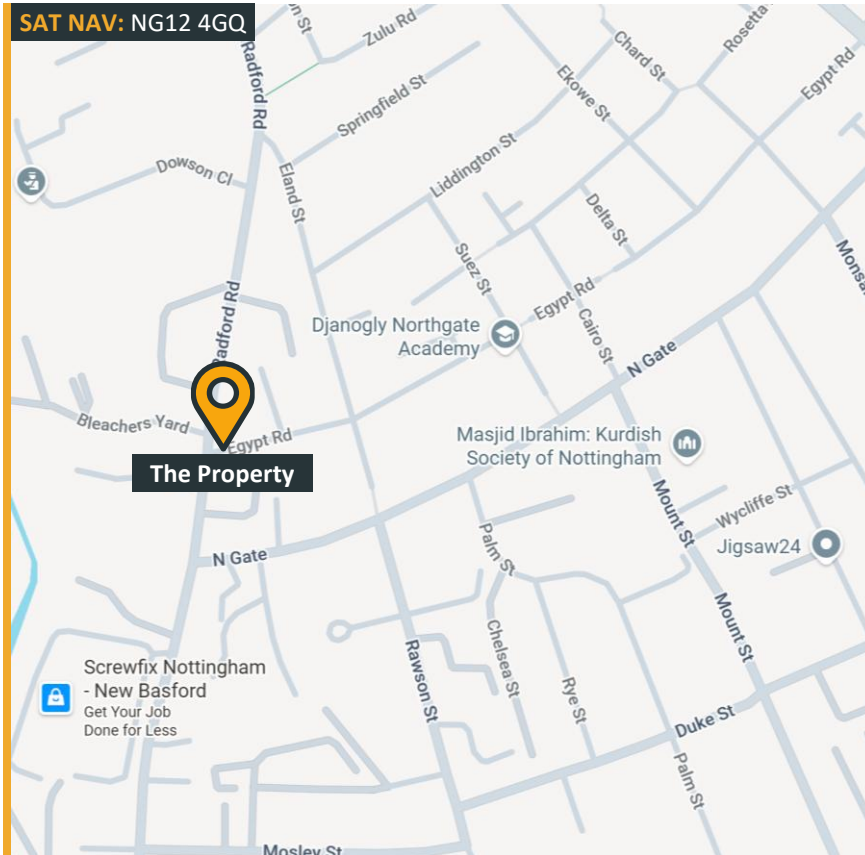
Rateable Value: £37,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

VAT

VAT will be applicable on the purchase price due.





Price

The property is available at a price of:-

£650,000

Further Information

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

Guy Mills

07903 521 781

guy.mills@fhp.co.uk

Amy Howard

07887 787 894

Amy.howard@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

16/01/2026