

Unit 5, Crocus Street | Nottingham | NG2 3DE

Self-contained offices and storage on the southern fringe of Central Nottingham with excellent parking

207.8m²
(2,228ft²)

- Self contained single storey offices
- To be redecorated and recarpeted
- Close proximity to the Nottingham Train Station and NET tram interchange
- 10 car parking spaces and separate delivery access



TO LET



Location



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Location



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Location

Crocus Street is located on the southern fringe of Central Nottingham approximately 0.5 miles south of the city centre and in close proximity to the Nottingham Station.

Easy access is provided by car via London Road and Traffic Street / Queen Street which interlinks with the A52 Ring Road.

The Nottingham Train Station and NET tram interchange are within walking distance of the property.

Description

This property offers a rare opportunity to acquire a self-contained office with good quality ancillary storage / workspace which is located in close proximity to Nottingham Station on the southern fringe of Nottingham.

Accessed through a secure gated yard the property is a brick elevated single storey building under flat roof with car parking to the front and delivery access to the side.

The internal specification requires updating and modernising and the landlord is prepared to undertake to recarpet and redecorate the offices if required. Features include:

- Separate personnel and delivery access points to the front and side of the property
- A single large open plan main office area from which the meeting rooms, a kitchen and WC facilities are accessed
- Carpeted offices
- Suspended ceiling with inset LED lighting
- Separate stores/workshops





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Floor Areas

We have measured the offices to provide a net internal floor area of:

208m² (2,230ft²)

(These measurements are given for guidance purposes only and interested parties are recommended to verify the floor area for themselves).

VAT

VAT will be payable at the standard rate.

EPC

We are commissioning an EPC for the property which will be available upon request once received.

Business Rates

We understand from the VOA (Valuation Office Agency) website that the property is assessed as follows:

Rateable Value: **RV £17,000**

Current Anticipated Rates Payable: **Circa £9,000 per annum**

(This information is provided for guidance only and all parties should verify the information)





Location



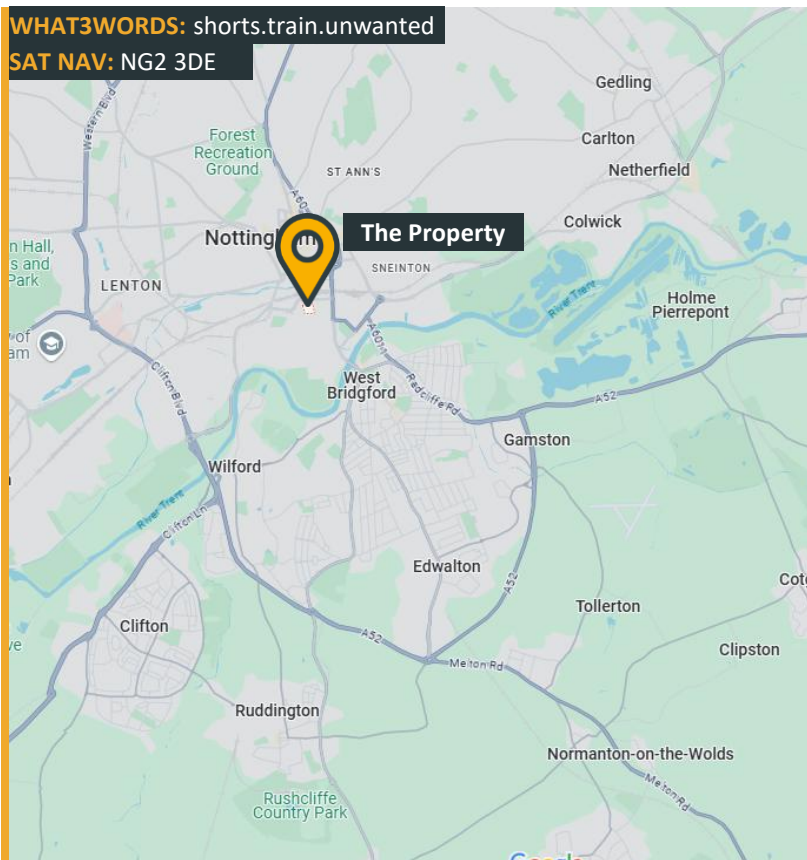
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WHAT3WORDS: shorts.train.unwanted

SAT NAV: NG2 3DE



Rent and New Lease Terms

The property is available on a new lease via negotiation at a rental of:

£23,000 per annum
(Twenty-three thousand pounds)

Further Information

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

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