

## Self-contained offices with warehouse capacity on the southern fringe of Central Nottingham with excellent parking

207.8m<sup>2</sup>  
(2,228ft<sup>2</sup>)

- Self contained single storey offices
- New carpets and blinds and freshly painted walls
- Air conditioning throughout
- Close proximity to the Nottingham Train Station and NET tram interchange
- 9 car parking spaces and separate delivery access in gated yard
- Immediately available



**TO LET**

Location

Gallery

Contact

**FHP**  
fhp.co.uk

## 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 constructed of brick elevations under a flat roof with car parking to the front and delivery access to the side.

Features of the property currently 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
- Solar panels (could be linked with car charging to be installed)
- Fire alarms and CCTV inside and outside
- CAT5 computer wiring throughout
- Carpeted offices
- Suspended ceiling with inset LED lighting
- Separate stores/workshops
- Lockable bike enclosure





## Floor Areas

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

**208m<sup>2</sup> (2,230ft<sup>2</sup>)**

(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

An EPC has been commissioned and will be confirmed shortly.

## Business Rates

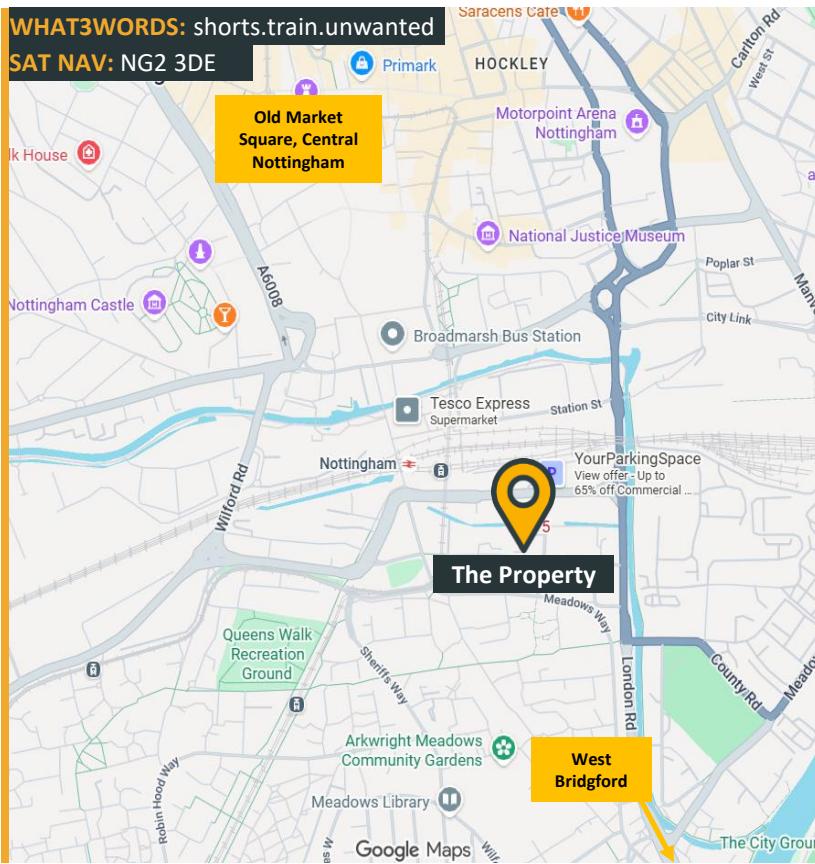
We understand from the VOA (Valuation Office Agency) website that the property is assessed as follows:

Rateable Value from 1 April 2026: RV £18,000

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

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

**WHAT3WORDS:** shorts.train.unwanted  
**SAT NAV:** NG2 3DE



## Rent and New Lease Terms

Based upon refurbishment and recarpeting of the office areas alone then the property is available on new lease terms via negotiation at a rental of:

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

Further upgrades and improvements to the property will be considered subject to an appropriate increase in the rent to reflect the investment needed.

## Further Information

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

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