

37 Park Row | Nottingham | NG1 6GH

## Grade A office space located in the professional quarter of Nottingham City Centre

6,471ft<sup>2</sup> to  
13,086ft<sup>2</sup>

- Available as open plan or fully fitted
- To be refurbished to 'best in class' standard
- Secure onsite car parking
- New concierge reception, business lounge and café area



**TO LET**



Location



Gallery



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## Location

The property is located on Park Row in the heart of Nottingham's Professional Quarter, approximately five minutes' walk from Nottingham's central retail core and the plethora of amenities offered by this central location.

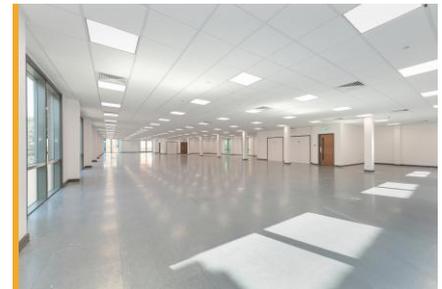
The building is ideally placed to access the city's public and private transport infrastructure, both of which have recently benefited from major investment to improve cross-city connectivity.

Neighbouring occupiers include KPMG, Freeths, Gateley, Mazars and Lloyds Bank. The property benefits from being adjacent to Mount Street NCP multi storey car park

## The Property

The provides Grade A open plan floor plates accessed via a large high quality entrance reception which is due to be extensively refurbished to provide one of Nottingham's 'best in class' office buildings. The refurbishment will include:-

- New concierge reception, business lounge, café area, new WCs and showers
- New cycle store and end of journey facilities
- New gas free VRF heating cooling system
- First floor to provide 'ready to go' space, fully fitted and furnished and data cabled
- Second floor will provide refurbished open plan offices
- Secure car parking available
- Full access raised floors
- Suspended ceilings combined with exposed services
- New LED PIR daylight sensitive lighting





Location



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### Refurbishment Concept



## Rent

The quoting rent for the property is available from the agents depending on the level of Cat A/Cat B fit out.

## Service Charge

A building service charge is payable which, for the current 2026 service charge year, equates to £9.08 per sq ft per annum (excluding utilities).

## Business Rates

According to the VOA website rates payable are approximately £8.32 per ft<sup>2</sup>.

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

## VAT

VAT is applicable to rent and service charge.



(The above are concept designs and may be subject to change)



Location

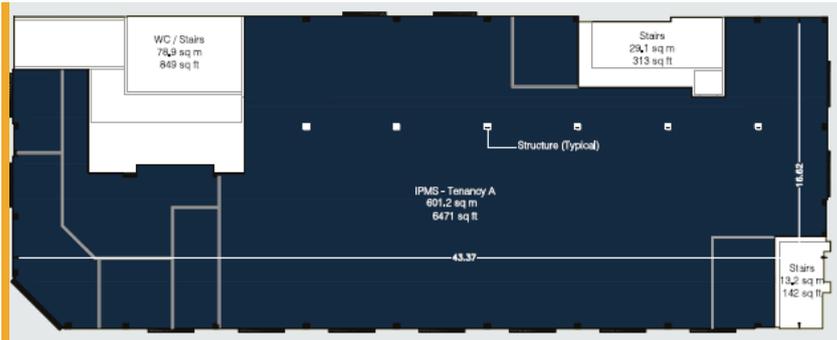


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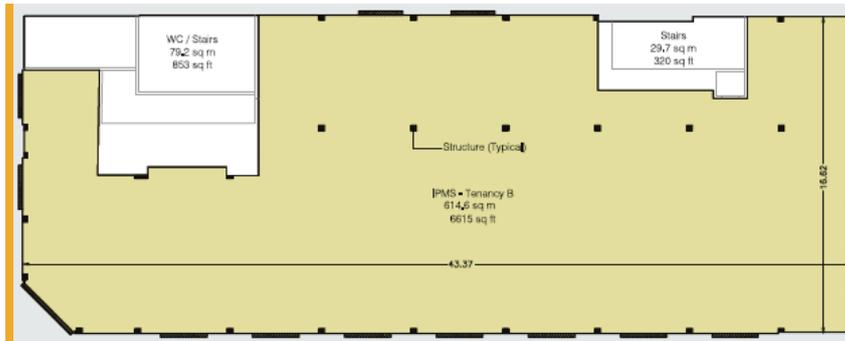


Contact

## Floor Plans



First Floor



Second Floor

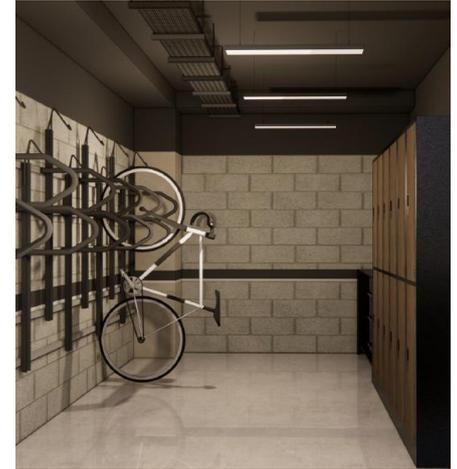
## Floor Areas

We understand the property has the following gross internal areas:

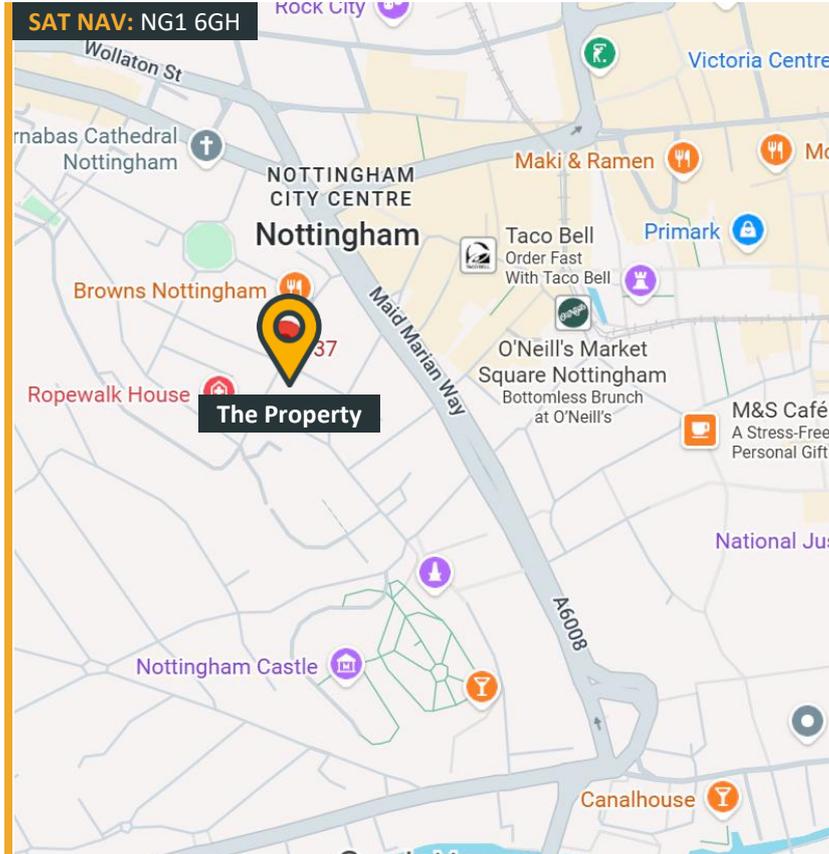
Floor	m <sup>2</sup>	ft <sup>2</sup>
First Floor	601.2	6,471
Second Floor	614.6	6,615
<b>Total</b>	<b>1,216.7</b>	<b>13,086</b>

(This information is given for guidance purposes only)

Refurbishment Concept



(The above are concept designs and may be subject to change)



## EPC

The target EPC for the property following completion of the refurbishment is A.

## Car Parking

There are six spaces within the secure car park available with each floor.

## Further Information

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

**Mark Tomlinson**  
07917 576254  
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**Amy Howard**  
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