

4 Orchard Place | Nottingham Business Park | Nottingham | NG8 6PX

Fully fitted self contained offices with excellent parking provision close to J26, M1

855m²
(9,203ft²)

- Opportunity to acquire a freehold Headquarters-style office building (left hand side of the building)
- Modern open-plan accommodation arranged over two floors providing scope for refitting to suit occupiers' bespoke configuration
- Substantial car parking provision for 34 cars plus twin EV charging points
- Excellent access to J26, M1, A610 and Nottingham City Centre
- Offers invited at £1,250,000



FOR SALE



Location



Gallery



Video



Contact



Location

The property is located on Nottingham Business Park, one of the City's premier office addresses. By virtue of its location the property is in easy reach of Junction 26 of the M1 Motorway and additionally Nottingham City Centre via the A610 trunk road.

The property has the benefit of several amenities in the locality including pubs and restaurants with the Marriott Hotel adjacent.

Description

The property comprises fully fitted 'plug and play' offices with a predominately open plan accommodation over two floors with a mixture of fitted meeting rooms and kitchen facilities. The original specification of the offices include:

- Raised floors with data/power cabling
- Suspended ceilings with inset Cat 2 lighting
- Carpet and vinyl floor finishes
- White emulsion decoration throughout
- Full height feature reception/lobby area
- Passenger lift access
- Kitchenette and WC facilities to both floors

There are 34 parking spaces plus twin EV charging points. Car parking is subject to a parking levy.

EPC

The EPC rating for the property is C – 54 expiring 11 June 2036.





Accommodation

We understand the building has the following areas:

Floor	m ²	ft ²
Ground floor	399	4,294
First floor	399	4,294
Second floor	57	615
Total	855	9,203

Outside – Car Parking for 34 vehicles.

(This information is given for guidance purposes only)

Development Potential

This building was constructed approximately 25 years ago by Wilson Bowden Developments and has been occupied ever since. Although fully fitted to high standard, the fittings now are somewhat dated and in particular the lighting requires upgrading and the central heating system completely overhauling. This is an opportunity for an owner occupiers to purchase their own property and to upgrade it at their own expense to as high a standard as they require.

Rateable Value

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026:	£94,000
Rates Payable 2026/27:	£45,120

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

Car Parking Levy

This property lies within an area which is subject to Nottingham City Council's Car Parking Levy.

Price

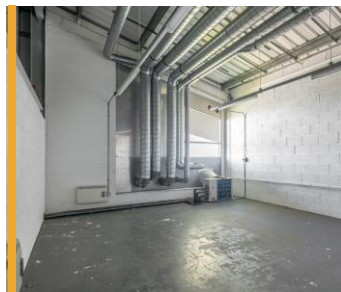
Offers are invited at £1,250,000 plus VAT.

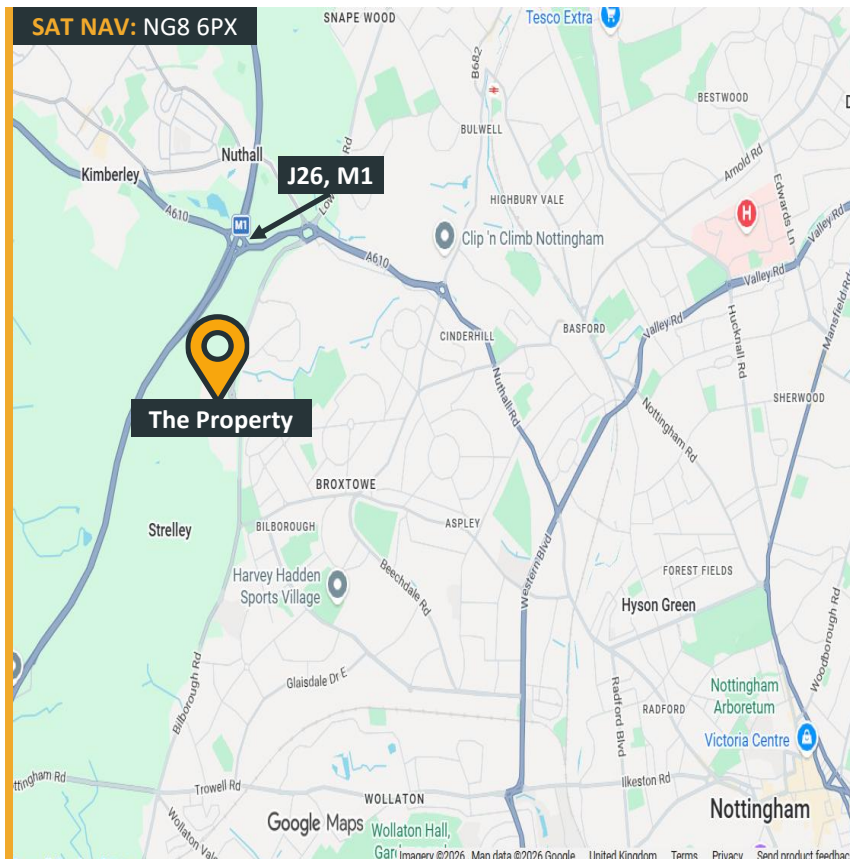
Service Charge

A service charge is payable to maintain the parts of the business park used in common. For the current year this is guided at £3,742.81. Full details of the service charge can be provided upon request.

VAT

VAT is applicable to this transaction.





Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

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

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