

7-8 Castlebridge Office Village | Kirtley Drive | Nottingham | NG7 1LD

High quality self-contained office building within Castle Marina, benefitting from excellent amenities and a full refurbishment

262m² (2,820ft²)

- Comprehensive refurbishment underway, creating modern open plan workspace
- The fitout can be tailored to occupiers requirements with ability to rentalise agreed works
- Generous amount of car parking spaces under the Workplace Parking Levy with EV charging points
- Set within Castle Marina, 1.25 miles from Central Nottingham
- Excellent connectivity to bus and tram services
- Well maintained business park environment combining the advantages of an out-of-town setting with the convenience of a central location
- Outdoor seating area for staff
- New contemporary kitchenette and break out space



TO LET



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The Property

7-8 Castlebridge Office Village is undergoing a substantial refurbishment to deliver a modern and high-quality working environment across two floors.

Works include the removal of gas services, reinstatement to a clear open plan layout, a brand-new modern kitchenette and breakout space, full redecoration with new carpet tiles and an earthier interior palette, and the creation of a new outdoor seating area for staff. Electric vehicle charging points will also be installed.

The refurbishment will elevate the building to a Grade A office standard, providing high quality specification, improved energy performance and a contemporary working environment.

The refurbishment can be tailored to meet occupiers' operational needs, with the ability to rentalise agreed fit out works.

Location

Castle Marina sits on the southwestern fringe of Central Nottingham approximately 1.25 miles from Market Square and 1 mile from Nottingham Station.

Castlebridge Office Village is home to established occupiers including Sumo Digital, Avery Dennison, April King and Altia Intel.

There are bus services which pass through Castle Marina with the location well served by the NET tram, the closest stop being on Queens Drive at the entrance to Castle Marina.

The A453 provides direct connectivity to the Ring Road, Central Nottingham and Junctions 24 to 26 of the M1.

Pictures of previous refurbishment



Specification

Features of the property include:-

- Comfort cooled and heated office environment
- Fully tiled shower, disabled, male and female WC facilities
- Double glazed windows
- Secure alarm and intercom system
- New outdoor seating area for staff
- Electric vehicle charging points
- New modern kitchenette and break out space
- Open plan layout following removal of internal partitions.

Car Parking

10 designated car parking spaces are provided with the property.

Floor Area

The net internal area of the building is:-

262m² (2,820ft²)

(This information is given for guidance purposes only)

EPC

The EPC rating for the building is **C-66** which expires in **July 2032**.

The EPC will be reassessed upon completion of the refurbishment works, and we expect the rating to improve substantially once the upgrades have been implemented.





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Service Charge

There is a service charge payable by all of the Tenants within Castlebridge Office Village to pay for the upkeep and maintenance of the external areas within the park. The current service charge for the property is:

£2,235.28 per annum

The insurance charge is £392.84 per annum.

Business Rates

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

Rating Authority:	Nottingham City Council
Rateable Value:	£50,000

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

Planning

The property has current classification to be used as offices. It is possible to widen the consent to include by way of example clinical use subject to planning consent.

Prospective Tenants should make their own enquiries to Nottingham City Council as Planning Authority.





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Rent

The property is available on a new fully repairing and insuring lease on new terms to be agreed at a quoting rent of:

£52,500 per annum
(Fifty-two thousand five hundred pounds)

VAT

VAT applies to rent and other payments due under the lease.

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.