

1 Newstead Street | Sherwood | Nottingham | NG5 2GY

Modern two storey office space suitable for a variety uses, available immediately

116.1m²

(1,250ft²)

- Suitable for a variety of uses (subject to planning)
- Newly refurbished
- Conveniently located on Newstead Street, just off Mansfield Road
- Secure premises with security shutters, alarm system and CCTV



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The property is prominently situated just off Mansfield Road in Sherwood, one of Nottingham's most popular suburbs. Located approximately 1.5 miles north of Nottingham City Centre, the premises benefit from excellent accessibility, with Mansfield Road providing frequent public transport services and direct links to the city centre.

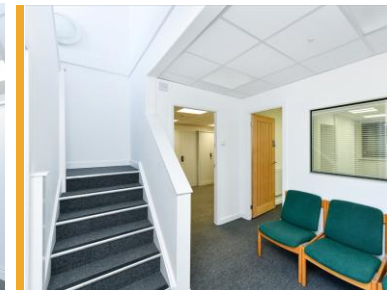
The property also enjoys convenient access to the Nottingham Ring Road, which in turn provides straightforward connectivity to Junction 26 of the M1 Motorway and the wider regional motorway network.

The location offers great amenities with a plethora of nearby shops, bars, restaurants and much more.

The Property

Offering two floors of bright modern space, the building provides a mix of open plan and cellular accommodation for a variety of uses (subject to planning) including but not limited to; traditional offices, beauticians, hairdressers, dental practices and leisure facilities. The property benefits from:-

- Air conditioning
- LED lighting
- Alarm system
- CCTV system
- Security shutters
- Kitchenettes on both floors
- WC facilities
- 1 car parking space to the rear
- Full perimeter trunking
- Reception area
- Intercom system





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Floor Area

The property has the following net internal area:

116.1m² (1,250ft²)

Rent

The rent is available upon application from the agent.

Business Rates

From enquiries with the VOA, we understand the following:-

Rateable Value from 1st April 2026: £4,850

We understand that the property will benefit from small business rates relief, however we advise prospective tenants to undertake their own enquiries with Nottingham City Council.

VAT

The property is registered for VAT and therefore VAT will be applicable to the rent.





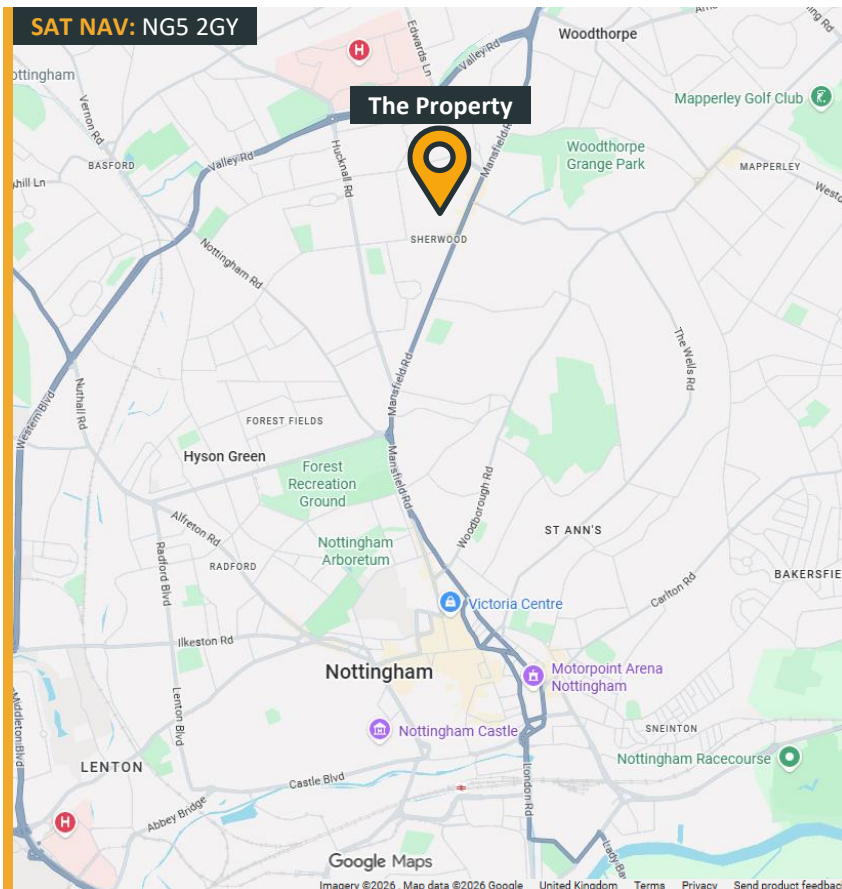
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EPC

The property has an EPC rating of **C**.

Further Information

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

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