

Ground Floor | 2a Castlebridge Office Village | Kirtley Drive | Nottingham | NG7 1LD

Good quality self-contained office suite in a central Nottingham location

508m²
(5,468ft²)

- Generous on-site parking with additional nearby off-road parking
- A mixture of cellular and open plan office accommodation
- Established location just 1.25 miles from Nottingham City Centre
- Excellent local amenities including Castle Marina Retail Park
- Strong transport links with convenient access to bus and tram services



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Location



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The Property

2a Castlebridge Office offers a modern semi-detached office building arranged over ground and first floors. The available accommodation occupies the ground floor and benefits from self-contained access via entrance points to the front and side elevations.

Location

Castlebridge Office Village occupies a prominent position on the south-western fringe of Nottingham City Centre, approximately 1.25 miles from central Nottingham.

The business park benefits from excellent connectivity, situated just off Queens Drive (A453), one of Nottingham's principal arterial routes. This strategic location provides convenient access to Nottingham City Centre, Nottingham's ring road network and Junctions 24 to 26 providing further access to the M1 motorway.

The property benefits from a number of regular bus services and is well served by Nottingham Express Transit (NET) with the nearest tram stop situated on Queens Drive. Nottingham Train Station is approximately 1 mile away providing direct rail connections to further destinations.

Castle Marina provides an excellent range of amenities within easy reach of Castlebridge Office Village and is just a short drive from the City Centre which offers further facilities.





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Specification

Features of the property include:

- A mixture of cellular and open plan office accommodation
- Raised access floors incorporating Cat 5 data cabling
- Two dedicated personnel entrance doors
- Air ventilation system throughout
- LED lighting
- Reception area
- Kitchenette and male, female and disabled WC facilities
- Dedicated server room
- 15 allocating on-site car parking spaces

Floor Area

From measurements undertaken, we calculate the property has the following Net Internal Area (NIA):

508m² (5,468ft²)

(This information is given for guidance purposes only.)

EPC

The EPC rating for the building is **C-53** which expires in **November 2030**.

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.





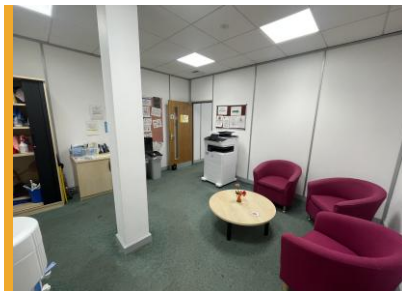
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Car Parking

The property benefits from 15 designated car parking spaces.

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. Further information on the service charge is available upon request from the agents.



Business Rates

From enquiries on the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority:**Nottingham City Council****Rateable Value:****£84,500**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

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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Lease Terms and Rent

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

£92,500 per annum
 (Ninety-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:

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Guy Mills

07903 521 781

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10
 Oxford Street
 Nottingham, NG1 5BG

fhp.co.uk

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