



RO GROUP UNVEILS LANDMARK REFURBISHMENT OF NOTTINGHAM CITY CENTRE OFFICE BUILDING

37 Park Row set to deliver one of Nottingham's Finest New Office Environments

RO Group has announced the comprehensive transformation of 37 Park Row, a landmark Nottingham office building currently undergoing an extensive refurbishment programme that will create some of the city's highest quality office accommodation.

Scheduled for completion in November 2026, the redevelopment will reposition the prominent city centre property as a best-in-class workplace, combining premium Grade A specification with the flexibility demanded by today's occupiers.

Located in the heart of Nottingham's established professional and business district, 37 Park Row has been designed to appeal to a broad range of occupiers, from growing technology and professional services firms to larger corporate businesses seeking sustainable, amenity-rich working environments.

The refurbishment will provide two distinct offerings to cater for differing requirements in the market.

The first floor is being delivered as a fully fitted and furnished workspace, providing a turnkey solution that enables occupiers to move in immediately without the time, cost and disruption associated with undertaking their own fit out. The floor will include workstations, meeting rooms, collaboration areas, breakout space and kitchen facilities.

The second floor will offer newly refurbished open-plan Grade A accommodation delivered in Cat A condition, allowing occupiers the flexibility to create a bespoke working environment tailored to their specific requirements.

The wider refurbishment programme includes a new concierge-style reception, business lounge, upgraded WC and shower facilities, secure cycle storage, end-of-journey amenities, modern building services and enhanced sustainability credentials, ensuring the building meets the expectations of modern occupiers.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

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Commenting on the refurbishment, Ed Davidson, Asset Management Director at RO Group, said:

"The refurbishment of 37 Park Row represents a significant investment in Nottingham and reflects our confidence in the city's office market. We are creating a workplace that combines high-quality design, strong sustainability credentials and exceptional occupier amenities, all within one of Nottingham's most prominent business locations."

"Occupiers are increasingly focused on quality, employee experience and flexibility. By offering both a fully fitted, plug-and-play solution alongside a highly specified Cat A floor, we are able to accommodate a broad range of business requirements and deliver a genuinely market-leading office environment."

The launch of 37 Park Row comes at a time when Nottingham's office market is experiencing a significant shortage of high-quality space. According to FHP's latest Nottingham Office Market Review, at the start of 2026 immediately available Grade A accommodation across Nottingham city centre has fallen to approximately 4,000 sq ft, representing just 0.5% of overall office supply. Despite this lack of stock, demand for premium offices continues to strengthen, with Grade A space accounting for 38% of all city centre take-up and a number of schemes having secured occupiers before completion. Prime office rents are now expected to exceed £30 per sq ft as businesses increasingly focus on quality, sustainability, employee wellbeing and attractive working environments. The shortage of modern accommodation has created a clear opportunity for landmark refurbishment projects such as 37 Park Row, which will deliver the type of space occupiers are actively seeking but which remains in exceptionally short supply across the city.

Mark Tomlinson, Director at FHP, added:

"The Nottingham office market is currently characterised by a pronounced shortage of Grade A accommodation. FHP's latest market analysis shows that immediately available Grade A space across the city centre at the start of 2026 was less than 10,000 sq ft, whilst occupiers continue to demonstrate a clear preference for best-in-class workplaces. Businesses are increasingly willing to commit to higher quality accommodation that helps attract and retain staff, supports collaboration and delivers strong ESG credentials. Against that backdrop, 37 Park Row arrives at the right time. The combination of a fully fitted plug-and-play floor together with a premium Cat A floor provides flexibility that is rarely available within Nottingham city centre. We expect the building to attract interest from a wide range of occupiers looking to secure some of the best office accommodation currently being delivered in the city."

Michelle Mills, Director at CBRE, said:

"Businesses continue to place employee wellbeing, collaboration and sustainability at the centre of their real estate decisions. The refurbishment at 37 Park Row responds directly to those priorities through the provision of high-quality workspace, outstanding end-of-journey facilities and strong environmental performance."

"The combination of a fully fitted floor and a premium Cat A offering provides a compelling proposition for occupiers of all sizes. We are already seeing strong enquiry levels from businesses looking to secure top-quality office accommodation in Nottingham ahead of practical completion."

The project is expected to complete in November 2026, with occupier discussions already underway. Upon completion, 37 Park Row will provide one of the highest quality office offerings available within Nottingham City Centre.

Ends

Mark Tomlinson
August 2026

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