

Marlow House | Waterford Street | Old Basford | Nottingham | NG6 0DH

Rare opportunity to purchase a site positioned in Old Basford with two characterful office buildings

650m²
(7,002ft²)

- Secure site positioned in Old Basford, Nottingham
- Suitable for a variety of uses (STP)
- Good parking provisions
- Strong accessibility with the NET Tram and bus routes nearby
- Immediately available
- Sale price – offers in the region of £750,000



FOR SALE



Location



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Location

The property is situated within Old Basford, Nottingham and lies just off Waterford Street, off Southwark Street known as the B6004, which provides direct access to the A611 and the A610 further connecting to Junction 26 of the M1 Motorway.

Marlow House benefits from a plethora of nearby amenities including restaurants, cafes, shops, amongst others, as well as strong connectivity via the NET tram system and local bus routes all within walking distance.

Accommodation

From measurements undertaken, we calculate the property has the following Gross Internal Area (GIA):

Accommodation	M ²	Ft ²
Marlow House – GF	86	925
Marlow House – FF	89	958
Marlow House – SF	91	975
Marlow House subtotal	265	2,858
Stable block – GF	207	2,228
Stable block – FF	178	1,916
Stable block subtotal	385	4,144
Total	650	7,002

Individual floor plans are available per building upon request.

(This information is given for guidance purposes only.)





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The Property

The property comprises two detached office buildings with the main building situated across three floors and a further basement level, alongside the former stables which have been redeveloped into offices across ground and first floor. The properties benefit from the below specification:

Main Building

- Personnel doors to the front and rear
- Cellular office accommodation throughout
- Carpet and vinyl floor finishes
- Kitchenette and WC facilities including disabled
- Gas fired central heating system
- Server room
- Cat 5 cabling throughout

Former Stables

- Two personnel doors to the front elevation
- Vinyl floor and carpeting
- Cat 5 cabling
- Central staircase at either end of the building
- WC facilities and kitchenette per building

Car Parking

The property benefits from 22 designated car parking spaces.

EPC

A copy of the EPC is available upon request.





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Planning

The property has current classification to be used as offices and ancillary/storage space. 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.)





Location

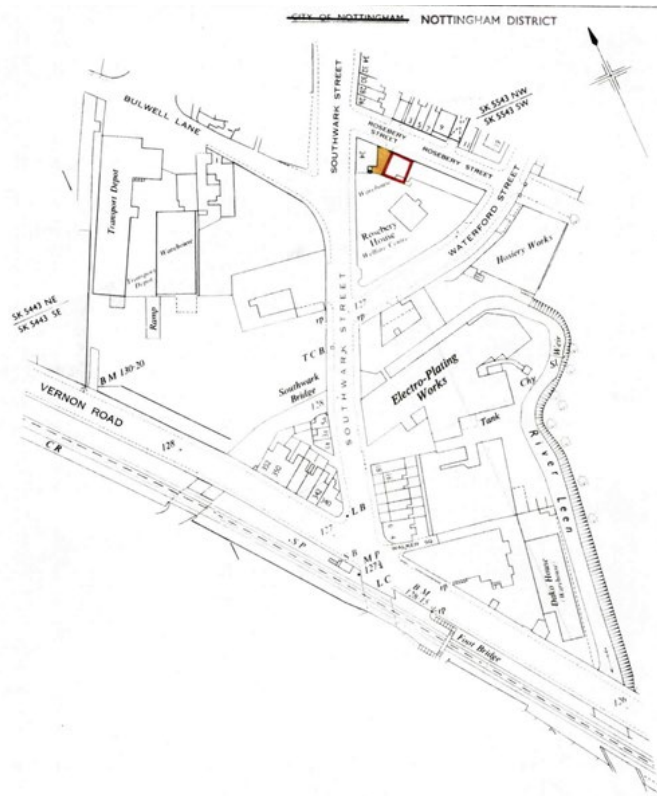
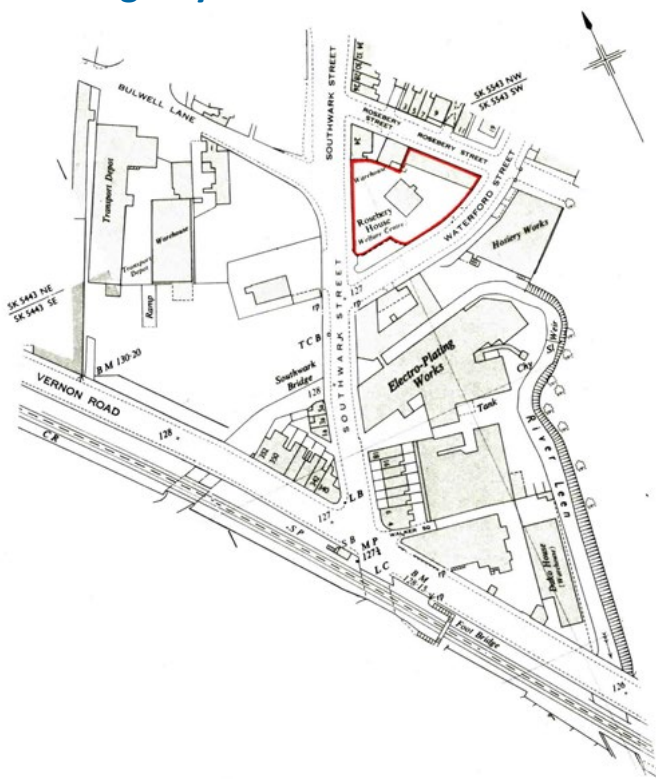


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Land Registry Plan





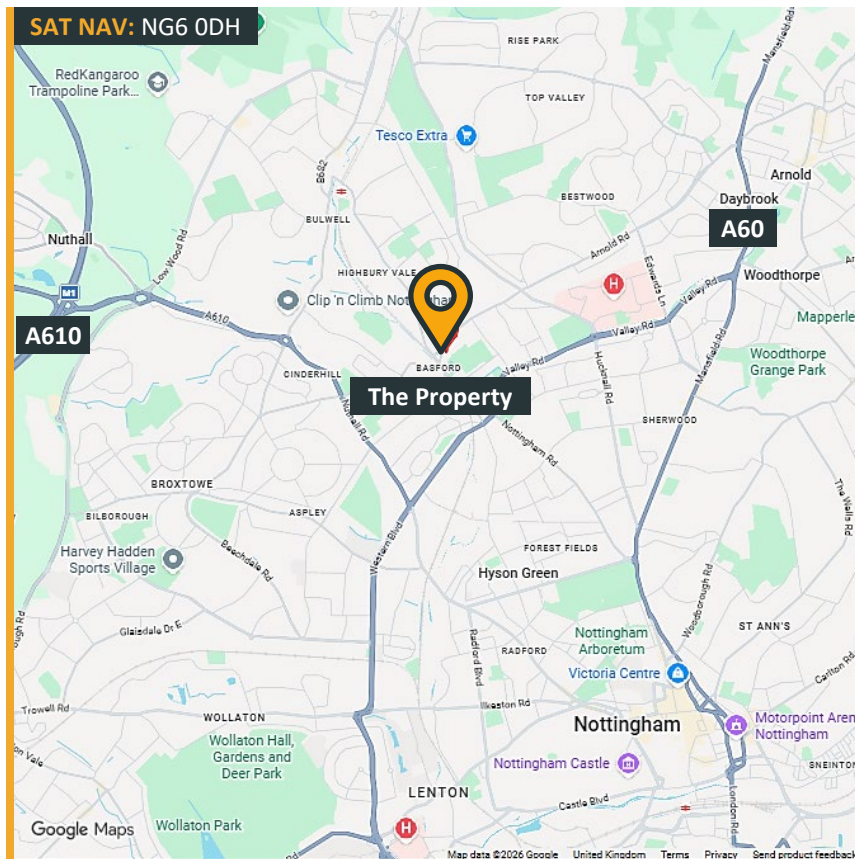
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Price

The property is immediately available with vacant possession at a sale price of:

£750,000

(Seven hundred and fifty thousand pounds)

VAT

VAT is applicable to the purchase price due.

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

16/10/2026

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