

Unit 5, Crocus Street | Nottingham | NG2 3DE

## Self contained secure office/production/warehouse property on the fringe of Central Nottingham

776m<sup>2</sup>  
(8,354ft<sup>2</sup>)

- Three storey offices interconnecting with two storey production/warehousing
- Secure walled and gated yard
- Popular fringe of City Centre location
- Close proximity to the Nottingham train station and NET tram interchange
- Immediately available



**TO LET/FOR  
SALE**



Location



Gallery



Video



Contact



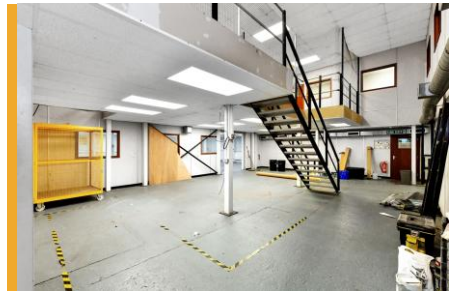
## Location

The property is located on the southern fringe of Central Nottingham approximately 0.8 miles south of the Market Square and within easy walking distance (approx. 0.25 miles) of both the Nottingham train station and the NET (tram) interchange. Queen Street/Waterway Street West provide the inner relief road around Central Nottingham interconnecting with the A60 London Road and the A453 Queens Drive which provide easy access both within Nottingham and to the national motorway network.

## Description

The property provides three storeys of self-contained offices of rendered elevations under pitched roof interconnecting with the two-storey office and production/warehouse facility with brick and clad elevations under pitched roof. The premises interconnect with a larger adjacent property but benefit from their own gated entrance accessing the yard which is demised with the property. The specification includes:

- Cellular and open plan offices, solid concrete floors, mezzanine floor, lighting throughout, large roller shutter door, 2 x WC's, 3 phase power, comms room and full IT wiring throughout, high speed cable, solar panels supplying some electricity, CCTV throughout, full fire and intruder alarms, roof lights, secure gated shared yard space





## Floor Areas

The property provides the following approximate gross internal floor areas:

Description	M <sup>2</sup>	ft <sup>2</sup>
Ground floor	357	3,843
Mezzanine	73	786
First floor offices	315	3,391
Second floor offices	31	334
<b>Total</b>	<b>776</b>	<b>8,354</b>

(These measurements are given for guidance purposes only and interested parties are recommended to verify)

## Planning

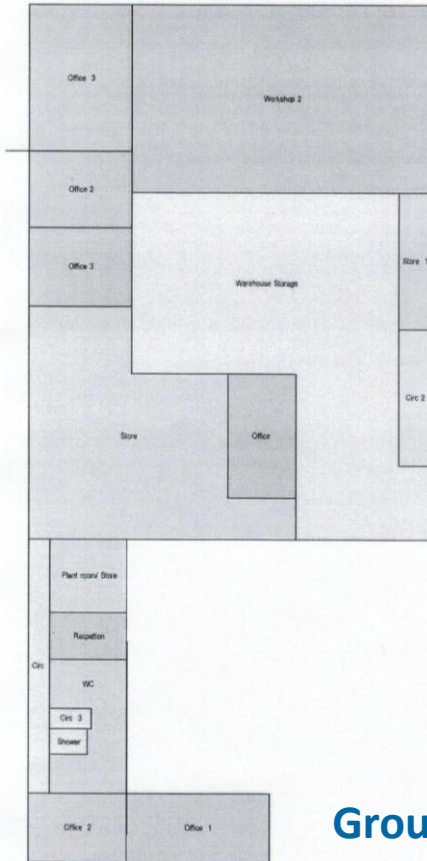
We believe that the property has an established use for office and production/storage uses but we recommend interested parties make their own enquiries to Nottingham City Council to ensure no change of use is required.

## Rent/Price

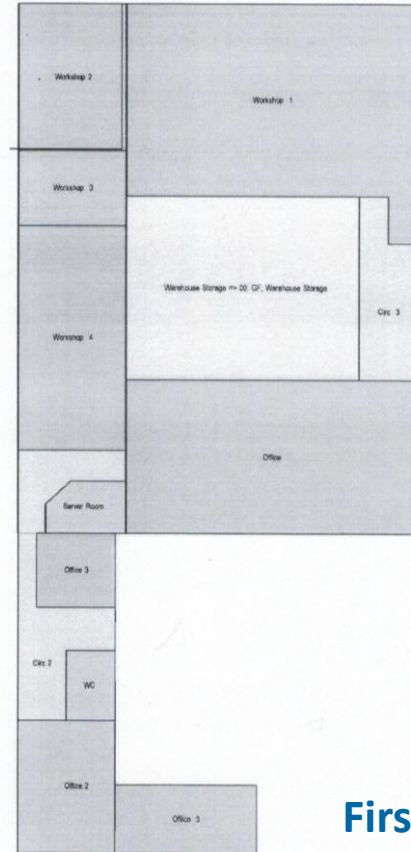
The property is available at a rent of:

**£42,500 per annum**  
**(Forty-two thousand five hundred pounds)**

Price on application



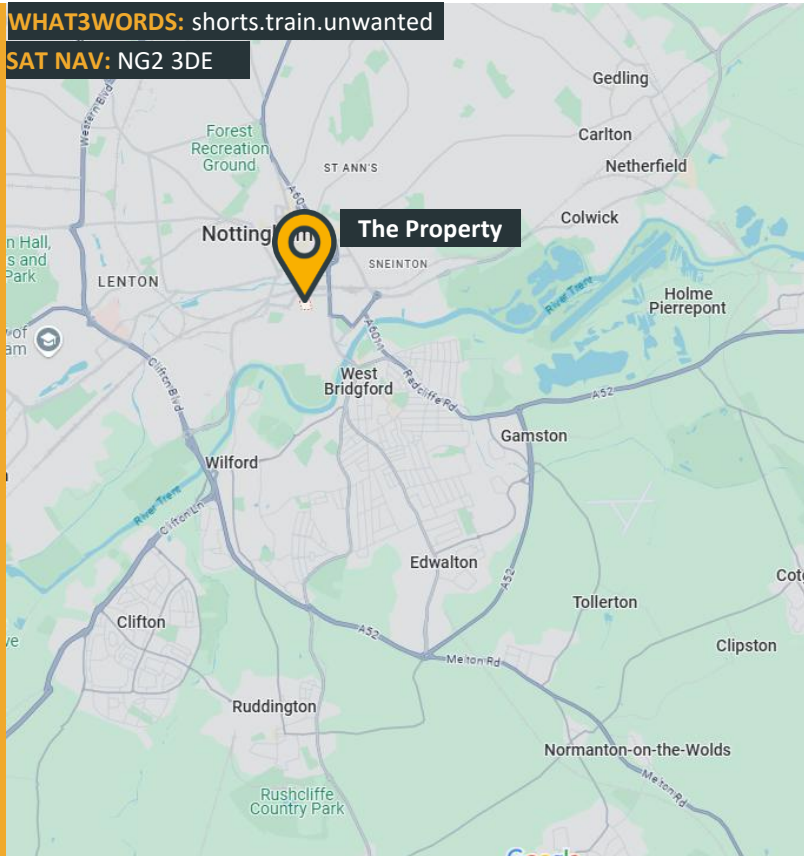
**Ground Floor**



**First Floor**

**WHAT3WORDS:** shorts.train.unwanted

**SAT NAV:** NG2 3DE



## VAT

VAT will apply to the rent and other payments due under the lease.

## EPC

The property has a current EPC rating of D(95).

## Business Rates

We understand from the Valuation Office Agency website that the property is assessed as follows:

Rateable Value (2023): £24,750  
Anticipated Rates Payable April 2025: £13,740 per annum

(This information is provided for guidance only and all parties should verify the information)

## Further Information

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

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24/03/2025