

LOXLEY HOUSE

STATION STREET
NOTTINGHAM
NG2 3NG



LANDMARK CITY CENTRE OFFICE BUILDING

UP TO 84,375 sq ft (7,839 sq m)

TO LET

DESCRIPTION

Loxley House is one of Nottingham's major office buildings, with fully glazed elevations and some of the largest open plan floor plates in the city, all of which overlook a full high central atrium allowing excellent natural light throughout the building, with peaceful vistas overlooking the Nottingham Canal to the rear.

TRANSPORT

Arguably situated in Nottingham's most accessible location, overlooking Nottingham Train Station, the NET Tram Network passing right outside and Broadmarsh Bus Station to the rear, as well as immediate access on to the A60 London Road (Nottingham's ring road) by car.



ROAD

J26 M1	7 mile	20 mins
Birmingham	50 miles	50 mins



RAIL

Sheffield	50mins
Birmingham	1h 12mins
London	1h 36mins



TRAM

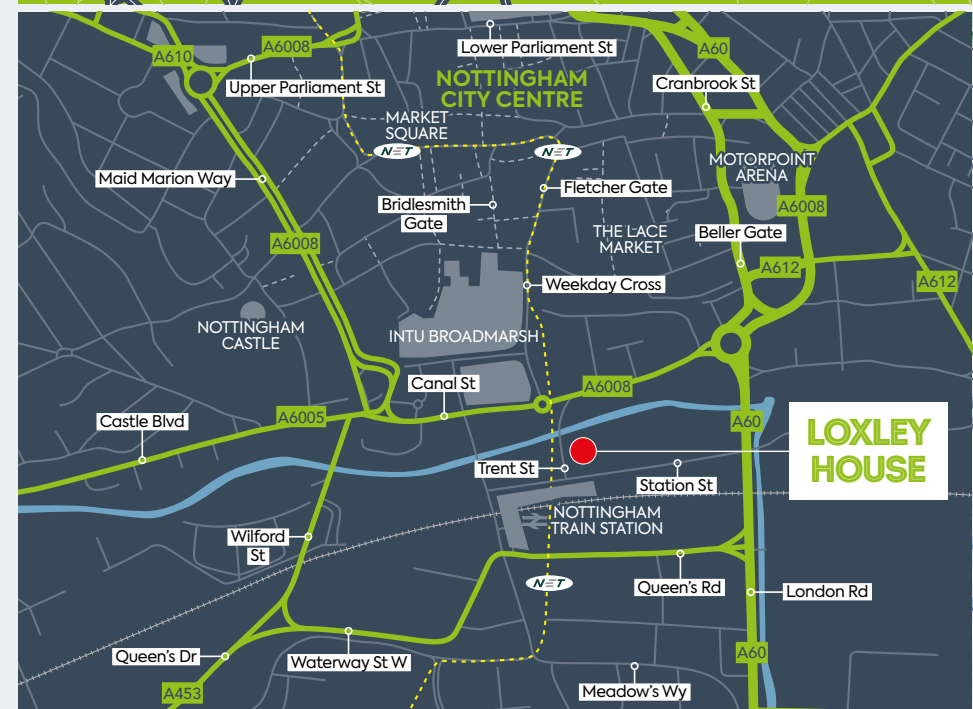
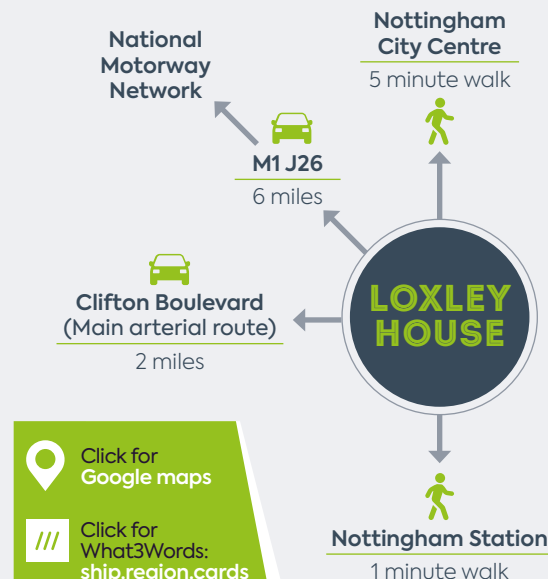
Hucknall	32mins
Clifton South	23mins
Phoenix Park	26mins
Tota Lane	31mins

LOCATION

Ideally situated on Station Street, providing excellent access by public transport and car as well as close to all major amenities provided within the city centre. Adject occupiers include Capital One, Nottingham City Council and Domestic & General Insurance PLC.

Loxley House is at the heart of an intense period of economic regeneration, with a £2bn redevelopment of the 'Southside' of the city centre underway; encompassing a remodelled shopping complex, a new 'City Hub' college campus and Grade A office space all completed recently. These developments have revolutionised the entry into the city from the railway station, an iconic piece of Edwardian Baroque Revival.

The main arterial route of Clifton Boulevard is located within 2 miles to the west. Junction 26 of the M1 is also access within 6 miles to the Northwest, provided direct access onto the National Motorway Network.





AVAILABILITY

Floor	Sq ft	Sq m
Ground		Let
1st		Let
2nd		Let
3rd	42,790	3,975.32
4th	41,567	3,861.70

(Floors can be subdivided from 18,000 sq ft)

SPECIFICATION



Large open plan floor plates



Full HVAC System



Impressive open atrium



Fully manned reception and front of house



Full raised access floors



Excellent floor to ceiling height



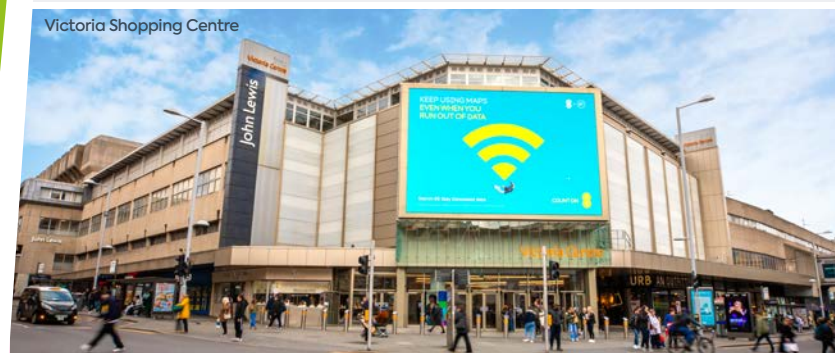
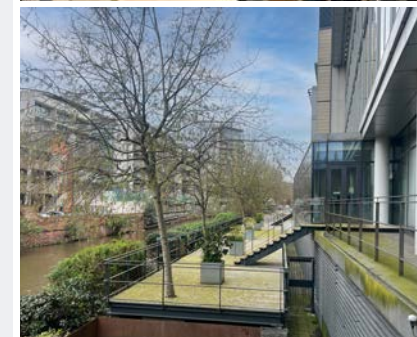
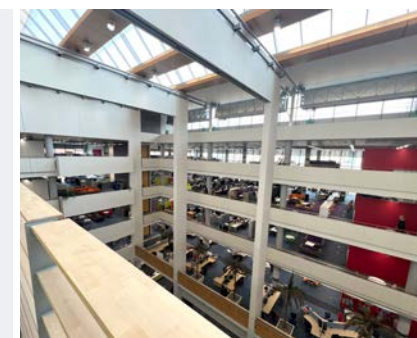
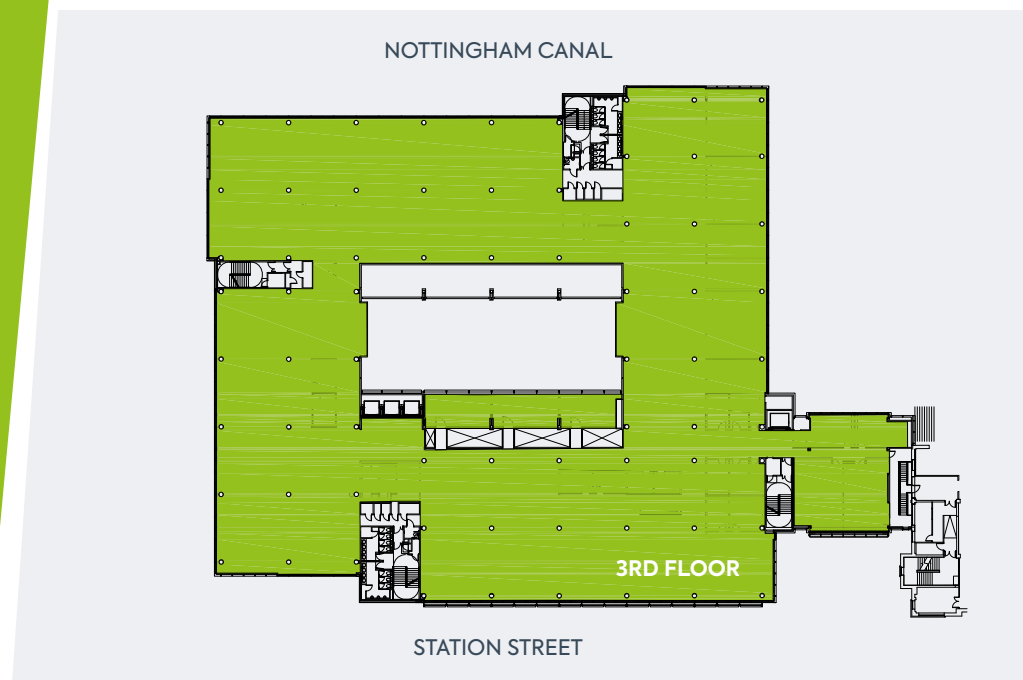
Floor to ceiling glazed elevations



On site car parking



Secure cycle store



TENURE

The property has various floors available on new lease terms to be agreed.

VAT

We understand that VAT will be charged at the standard rate.

AML POLICY

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



FURTHER INFORMATION & VIEWINGS

Sean Bremner

M: 07541 505980

E: sean@cpppartners.co.uk

Rob Darrington

M: 07506 119 770

E: rob@cpppartners.co.uk

Brodie Faint

M: 07516 770 513

E: brodie@cpppartners.co.uk



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