



Attractive Three Storey Office Building 2,634 Sq Ft (244.7 Sq M)

- Located in the popular Lace Market District
- Flexible mix of open-plan and cellular offices
- One secure parking space with the ability to rent more

Attractive Three Storey Office Building

2,634 Sq Ft (244.7 Sq M)

Location

The property is prominently situated on Brightmoor Street in the heart of Hockley, within Nottingham's popular Lace Market district. Brightmoor Street connects Goose Gate with Cranbrook Street (A6008), providing convenient access to the wider city centre and local road network.

Hockley is a vibrant commercial destination with a strong mix of independent shops, restaurants, bars, offices and residential accommodation. Broadway Cinema and numerous city-centre amenities are nearby, while Old Market Square, NET tram stops on Fletcher Gate and Nottingham Railway Station are all within easy walking distance.

Description

The property comprises an attractive three-storey period office building of traditional brick construction, with a two-storey extension and a flexible mixture of open-plan and cellular office accommodation. Large windows provide excellent levels of natural light throughout.

Key Specification:

- Mixture of open-plan and cellular office accommodation
- Intercom entry system
- Mixture of electric and gas central heating
- Perimeter trunking
- Fluorescent and LED lighting
- Kitchen/kitchenette facilities to each floor
- WC facilities to each floor
- Mixture of carpet tiles and laminate flooring throughout
- Secure open-fronted garage providing 1 parking space

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	697	64.75
First Floor	818	75.99
First Floor Bridge	440	40.88
Second Floor	679	63.08
TOTAL	2,634 SQ FT	244.7 SQ M

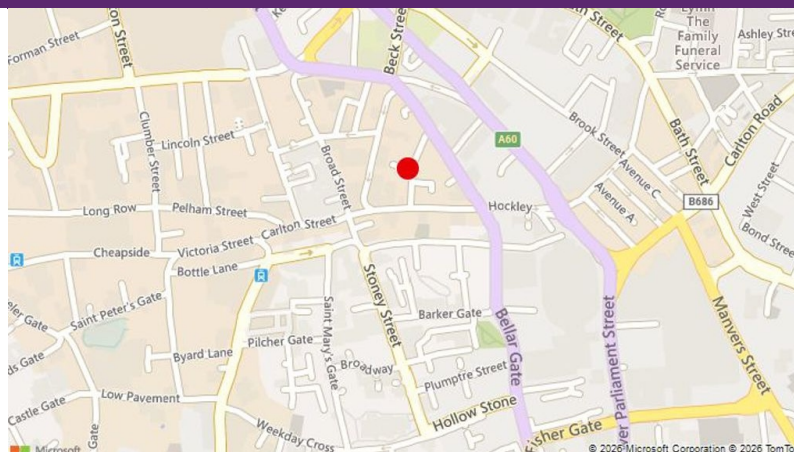
*The GIA of the property is approx. 3,782 sq ft

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

The property has an EPC rating of D-93, due to expire 10th May 2027.



Terms

The premises are available to let from December 2026 at £40,000 per annum or for sale freehold at £550,000, subject to terms to be agreed.

Rateable Value

On application.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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