11/11a Brightmoor Street,

NOTTINGHAM, NG1 1FD

2,634 Sq Ft

(244.7 Sq M)

QUOTING TERMS

£550,000
To Purchase

£40,000
Per Annum For Rent







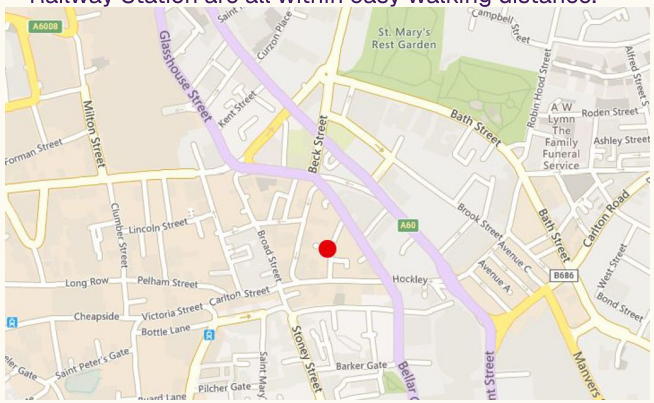


11/11a Brightmoor Street, Nottingham, NG1 1FD

LOCATION

The property is 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, office and residential accommodation. 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:
- Intercom entry system
- Mixture of electric and gas central heating
- Perimeter trunking
- Fluorescent and LED lighting

ACCOMMODATION

Area	Sq M	Sq Ft
Ground Floor	64.75	697
First Floor	75.99	818
First Floor Bridge	40.88	440
Second Floor	63.08	679

TERMS & INFORMATION

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.

EPC Rating

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

VAT

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

Anti-Money Laundering (AML)

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

Further Information

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