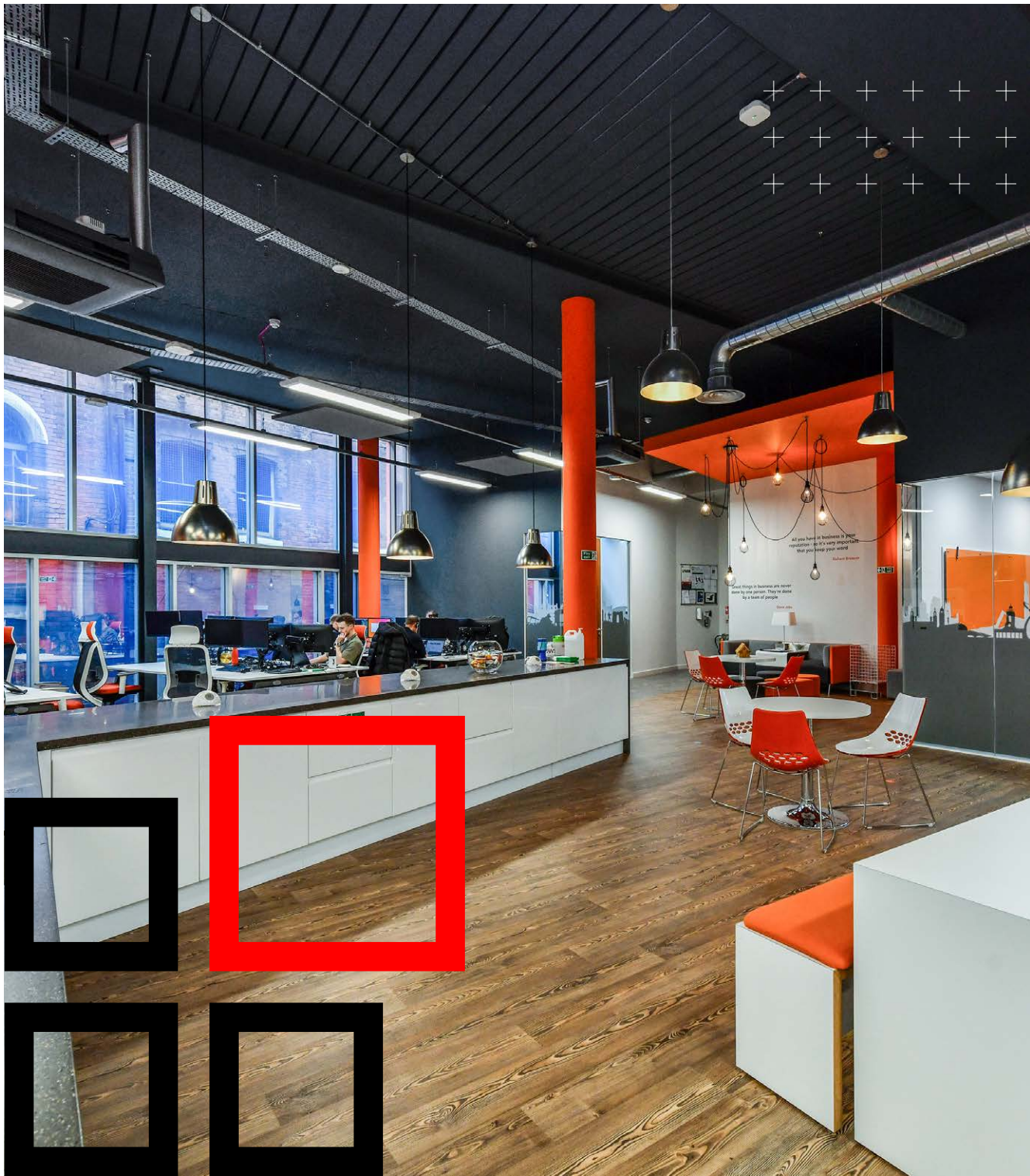




THE HOCKLEY POD ONE

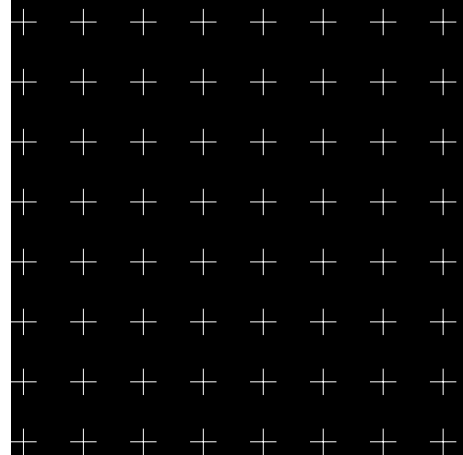
NOTTINGHAM • NG1

FULLY FITTED GRADE A
NOTTINGHAM CITY CENTRE
OFFICES **TO LET**

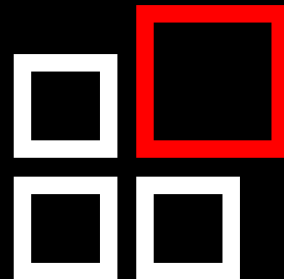
3,940 sq.ft

(366.03 sq.m) NIA

THE PROPERTY



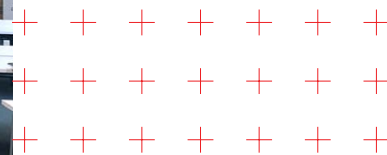
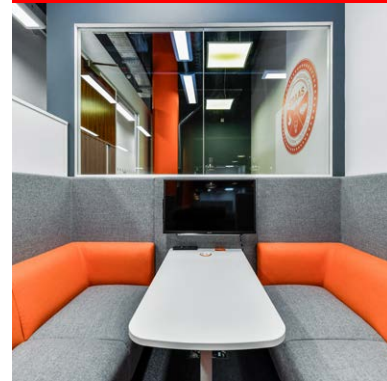
The Hockley Pod One forms part of the larger Hockley Pod Work, a substantial Grade A office in the heart of Nottingham City Centre within the vibrant Hockley district which accommodates a broad range of independent retailers and ample leisure amenities both day and night.

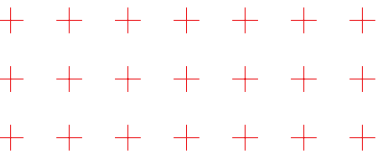
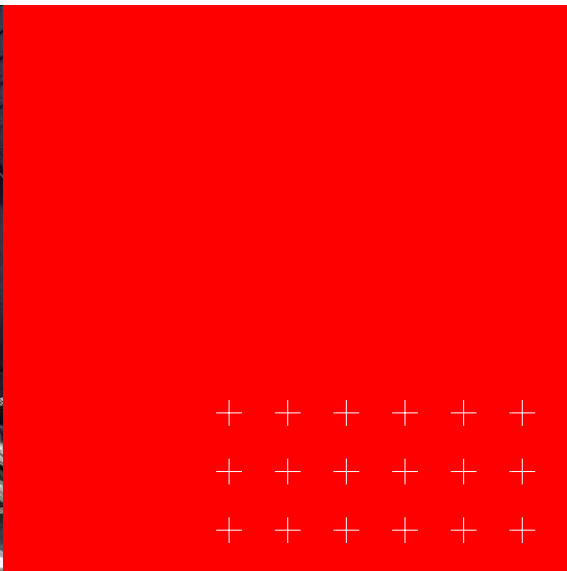


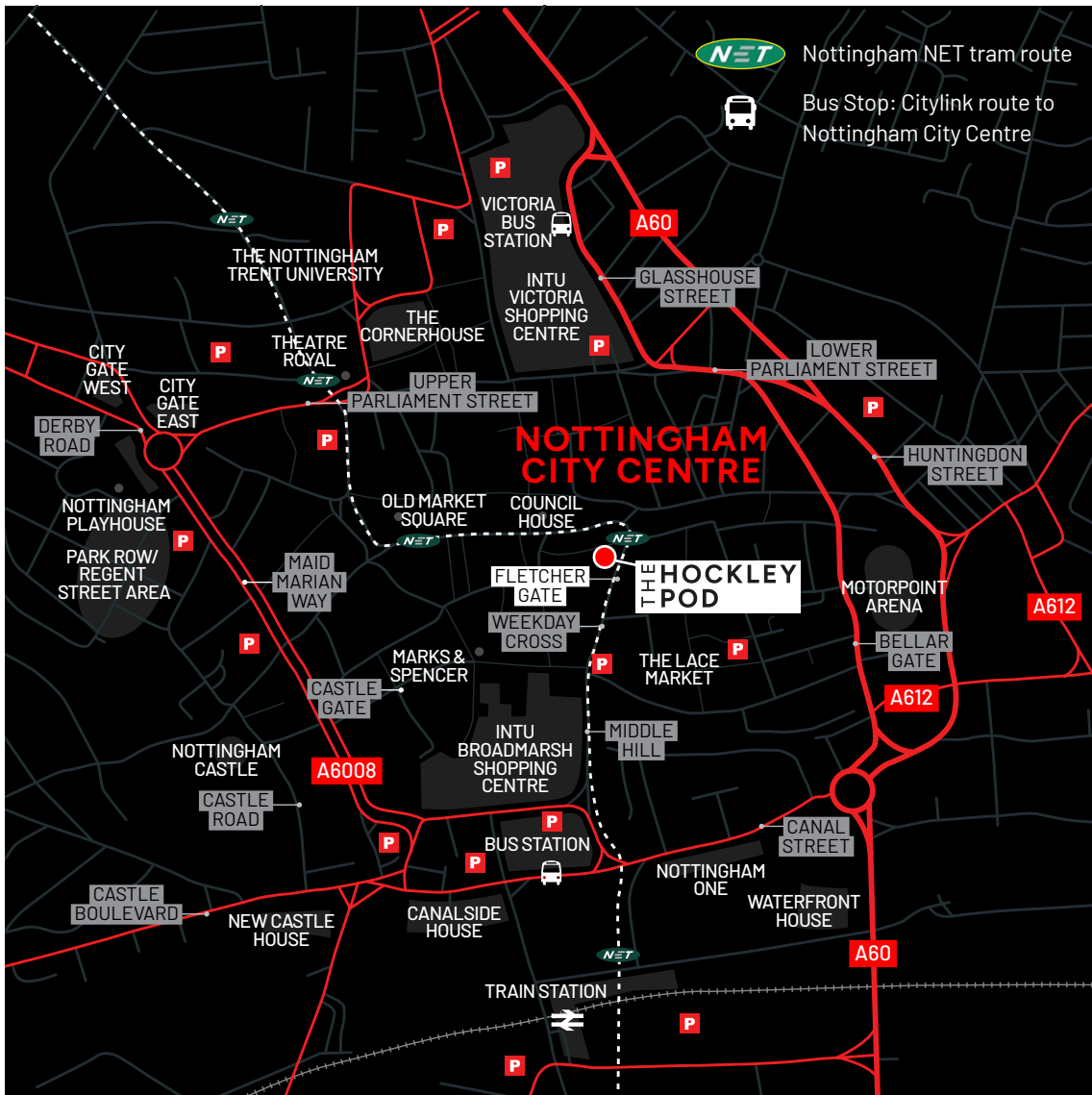
Hockley Pod One provides a self-contained and rarely available fully fitted Ground Floor Grade A office ready for immediate occupation.

- Fully fitted, fully furnished, data cabled office suite
- Ground floor, self-contained with own entrance
- Modern exposed services
- Heating/cooling
- LED lighting and feature lighting
- Combination LVT and carpet tiled full access raised floors
- Floor boxes in situ
- Large kitchen/break out area
- Open plan desk arrangement with break out areas
- Glazed meeting rooms
- Server room
- WCs, shower and bike store
- Adjacent to the Lace Market tram stop
- EPC "C"

ONE







THE LOCATION

The property is located on Fletcher Gate in the heart of Nottingham City Centre with the main shopping and leisure amenities all within walking distance.

The Hockley Pod is an iconic development which accommodates places to work, shop, play and stay - making it an ideal mix for both employees and visitors alike.



 **HOCKLEY
THE POD WORK**

 **HOCKLEY
THE POD PLAY**

 **HOCKLEY
THE POD SHOP**

 **HOCKLEY
THE POD STAY**

OCCUPIERS INCLUDE:

TESCO

ibis
HOTELS

ROXY

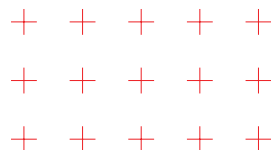


SAT NAV:
NG12FS

What 3 words:
herbs.hung.lucky



Click here for
Google Maps link



Nearby facilities include The Nottingham Contemporary Gallery, the historic Lace Market Quarter and Hockley which is home to a broad range of predominantly independent retailers, restaurants and bar operators.

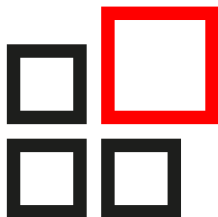
THE CITY OF NOTTINGHAM



Experian Nottingham



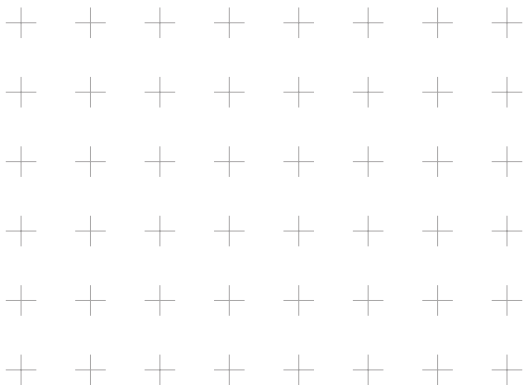
Nottingham Trent University



Speedo HQ Nottingham

Nottingham is the financial centre and economic powerhouse of the East Midlands region. The strength of the city is the mix of regional, national and international companies creating a diverse business community.

HEADQUARTERS FOR THE LIKES OF:



2.1 million people in the recruitment area, plus two world-leading universities with 60,000 students.



A £12.1 billion economy that's been steadily growing since 1995 makes Nottingham the economic capital of the East Midlands.



£1bn investment in infrastructure with a growing network of light rail trams and an award-winning bus network which is one of the greenest in the UK.



Central location and strong links by road, rail and air.



The population of Greater Nottingham has grown steadily over the last half century to reach 819,000 by 2025.



THE CONNECTIONS

The property lies opposite the 500 space Lace Market car park offering both contract and visitor parking.

The Hockley Pod also benefits from excellent public transport links with the Nottingham NET Tram system running immediately adjacent together with a broad range of bus routes and Nottingham Train Station all being within easy walking distance.

ROAD



Nottingham is well situated for the M1 and regional motorway network. The A52 to Derby and Stoke, the A46 to Leicester and the A42(M) to Birmingham are easily accessed from the city.

M1 Junction 24	24 minutes
M1 Junction 25	25 minutes
East Midlands Airport	10 minutes
Birmingham	1 hr 15 min
Manchester	1 hr 50 min
Liverpool	2 hr 0 min
London	2 hr 20 min
Bristol	2 hr 30 min
Newcastle	2 hr 50 min
Cardiff	2 hr 50 min
Edinburgh	5 hr 26min

RAIL



Nottingham is served by East Midlands Trains, together with Cross Country plus local services operated by East Midlands Connect. London trains run every 30 minutes to St Pancras (under 2 hours) linking to the Eurostar (Paris/Brussels less than five hours away).

East Mids Pkwy	10 min
Derby	24 min
Leicester	28 min
Sheffield	53 min
Birmingham	1 hr 16 min
Luton Airport	1 hr 32 min
St Pancras Int.	1 hr 46 min
Luton	1 hr 52 min

TRAM



Following completion of Phase II of the tram system three lines run from four park and ride facilities at Junctions 24 to 27 of the M1 motorway. The lines run through Nottingham city centre and onto the main railway station connecting other key areas of the city. The nearest stop is the Lace Market tram stop which is immediately outside the property. The service runs from 6 am to 12 am at 10 minute intervals during the day.

Nottingham Railway Station	3 min
Old Market Square	3 min
Queens Medical Centre	10 min
University of Nottingham	13 min
Clifton Park and Ride (J24)	22 min
Phoenix Park Park and Ride (J26)	23 min
Bardills Garden Centre Park & Ride (J25)	32 min
Hucknall Park and Ride (J27)	33 min

ONE

BUS



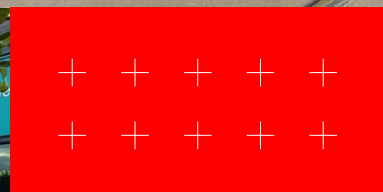
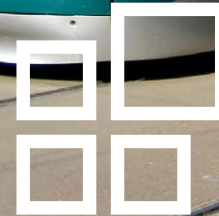
Nottingham is served by an exceptional bus service providing access to the city centre as well as the wider conurbations.

Broadmarsh Bus Station	9 min walk
Victoria Bus Station	10 min walk

FOOT



Hockley	1 minutes
Old Market Sq	4 minutes
Nottingham Train Station	10 minutes



THE FLOORPLAN

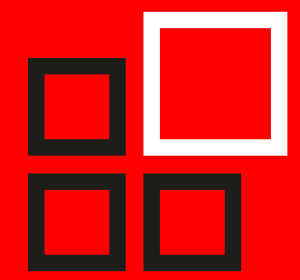
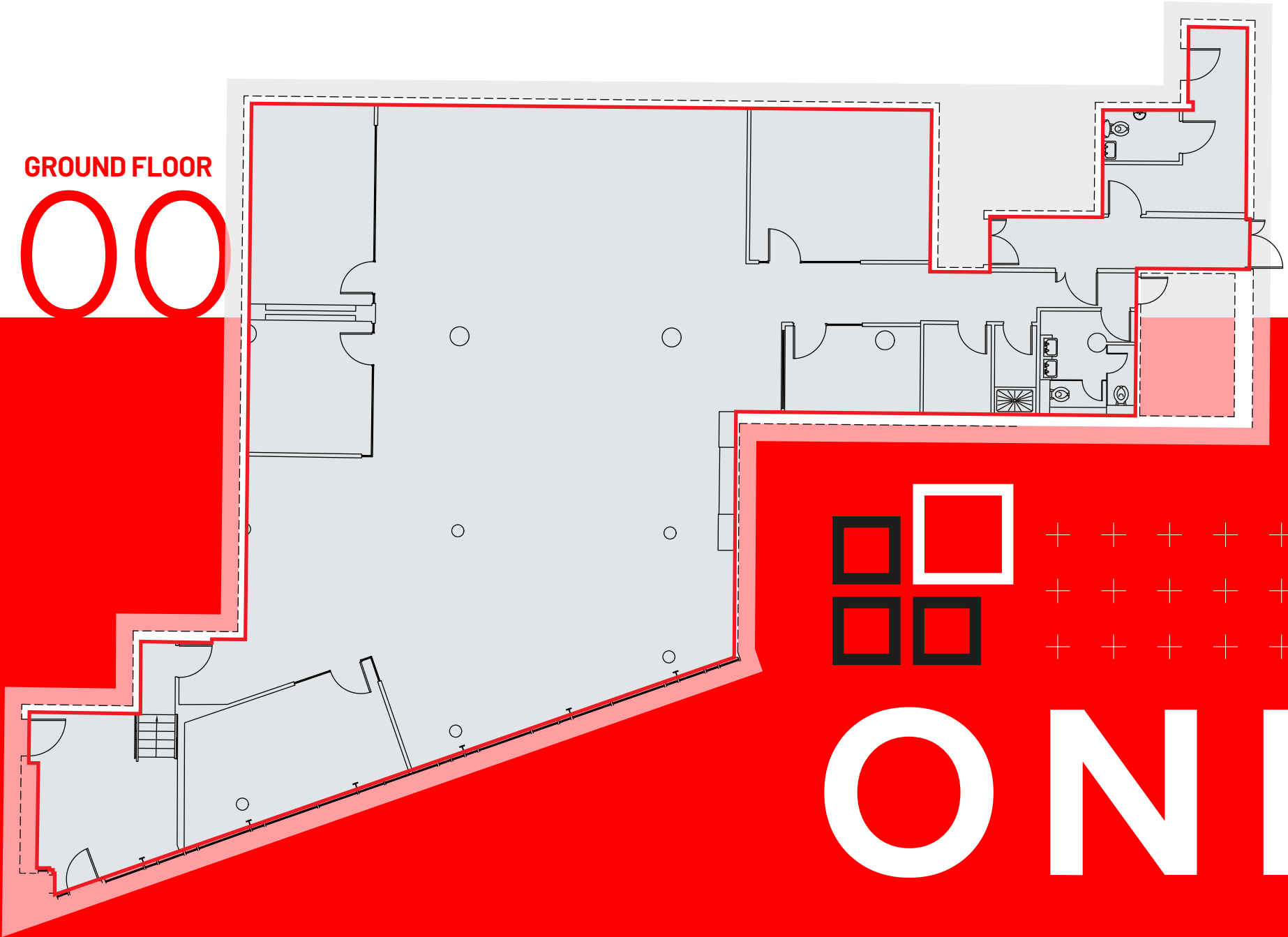
ACCOMMODATION

Level	Area (sq m)	Area (sq ft)
00 Ground Floor	366.03	3,940



GROUND FLOOR

00



ONE

THE TERMS

LEASE

The property is available on a new effective fully repairing and insuring lease. Flexible lease terms and all inclusive rents will be considered.

SERVICE CHARGE

Maintenance of the external fabric of the building, internal and external common areas and central plant is looked after by the Landlord and a service charge is payable. Full details can be provided.

RENTAL

The property is available at a quoting rent of: **£16.50 per sq ft.**

VAT

VAT is applicable at the standard rate.

RATEABLE VALUE

The Property has a Rateable Value of:

Office and Premises:
£54,000

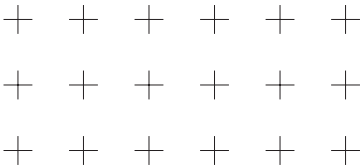
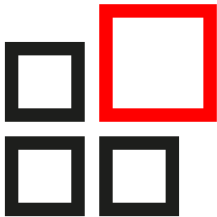
Rates Payable 2024/25:
£29,484 per annum

Source: VOA website

PDF, DWG plans, service charge budget and breakdown are available upon request.

ENERGY PERFORMANCE CERTIFICATE

Following the recent multi-million pound refurbishment including the installation of new mechanical and electrical services The Hockley Pod achieved a EPC "C" rating.



THE AGENTS

INNES ENGLAND  **MAKE A GREAT DECISION**

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