

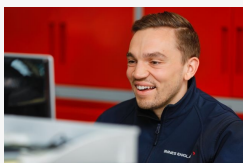


**Ground 1st And 2nd Floor The Birkin Building, 12 Broadway, Nottingham,
Nottinghamshire NG1 1PS**

City Centre Offices

- **NIA: 5,432 Sq Ft (504.65 sqm)**
- **Within an attractive period building in a prime city centre location**
- **Located within Nottingham's historic Lace Market**
- **Within walking distance of Hockley, Nottingham's cultural hub with numerous national and independent occupiers.**

For enquiries and viewings please contact:



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Location

The property is located in the heart of The Lace Market area, on one of the most well-known streets within the area which is pedestrianised and has some of the most architecturally attractive buildings within Nottingham's street scene. The Lace Market has become well established as a mixed residential, office and leisure area and is popular for city living, as well as being within a short walk of the popular and vibrant area of Hockley, home to most of the city's independent bars and restaurants. The city itself has excellent links with the M1 via junctions 24-26 and is also on the Midland Main Line giving good access to London and the north. East Midlands International Airport is also easily accessed via the A453 and is situated adjacent to Junction 24 of M1.

Description

The Birkin Building, one of Nottingham's landmark buildings, architecturally exceptional having been built on the grounds of the former Plumptre House and designed by the renowned architect, T C Hine. The property is five stories high, brick constructed and dates back to the original Lace Market development, constructed in the mid-1800's. The property offers an impressive dedicated entrance, constructed from stone with bays above, alongside access to a passenger lift. Internally the property provides modern high-quality office accommodation with ample natural light, heating as well as toilet and kitchen facilities. The offices have been fitted with partitioned break out rooms, raised floors and air conditioning. The building also benefits from a dedicated 1 TB lease line provision. In general terms we would suggest that this accommodation is some of the most attractive within The Lace Market within a period building.

Accommodation

	Sq M	Sq Ft
12 Broadway	504.6	5,432
Total	504.6	5,432

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are to rely on their own measurements.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use). Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

The property is Grade II listed.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

From the information taken from the Valuation Office Agency (VOA) website has the following assessments:

Rateable Value (2025): £52,500
Indicative Rates Payable (2025): c. £29,137.50 pa

These rates are due to increase from April 2026.
Rateable Value (2026): £62,500
Indicative Rates Payable (2026): c. £30,000 pa

(All parties are advised to make their own enquiries of the Valuation Office Agency)

Rent

£81,480pa (£15psf)

Service Charge

A service charge will be levied to contribute towards maintenance and upkeep of the common areas. A guide and a full breakdown is available from the agents upon request.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of C (75).

Viewings

Viewings are by appointment with sole agents Innes England

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