

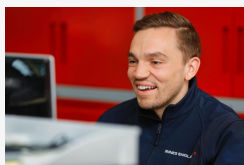


Suite 2, 9 Cranbrook Street, Nottingham, Nottinghamshire NG1 1ER

Offices

- ▶ **NIA: 320 - 1,020 sq ft (29.73 - 94.76 sqm)**
- ▶ **Dedicated car parking for 2 vehicles**
- ▶ **City centre accommodation within walking distance of Hockley, providing a wealth of independent amenities**
- ▶ **Available on an inclusive basis as a whole or separately**

For enquiries and viewings please contact:



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Location

The property is located within the centre of Nottingham City Centre with direct access onto Lower Parliament Street and Cranbrook Street.

The property is ideally located within close proximity to the area of Hockley, providing numerous bars and eateries to include Bar Iberico, Hockley Cafe, Mama Loves Spaghetti and many more. The Nottingham Victoria Centre is also located within walking distance offering a wealth of shops including John Lewis, House of Fraser and Boots.

Nottingham train station is located within a 6 minute drive or a 17 minute walk.

Description

The property comprises of 2 offices which can be combined to be utilised by one occupier or two separate occupiers. Office 1 & 2 share an entry door off Cranbrook Street. Each suite benefits from the following specification:

- Access control entry
- LED lighting
- Comfort cooling & heating
- Carpets throughout
- Perimeter trunking
- Designated kitchenette
- Designated WC's

Externally Office 2 will benefit from a decking area as well as 2 car parking spaces.

Accommodation

	Sq M	Sq Ft
Office 1	29.7	320
Office 2	65	700
Total	65	700

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Property Measurement, 2nd Edition. All party's are to rely on their own measurements.

Planning

We understand a planning application for the following use has been submitted and a decision is to be issued prior to occupation:

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. (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 enquiries of the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Office 1

Rateable Value: £3,050

Indicative Rates Payable (2026/2027): £1,317 pa

Office 2

Rateable Value: £5,500

Indicative Rates Payable (2026/2027): c. £2,376 pa

Some parties may benefit from small business rates relief and be exempt from paying any business rates however it is advised all parties confirm with the Valuation Office Agency (VOA).

Rent

Office 1 - £7,500 pa

Office 2 including 2 car parking spaces - £12,000 pa

The rent includes repairs, maintenance, buildings insurance, gas, water, electric (capped at £75pm per suite) and waste.

Service Charge

Included within the rent.

VAT

VAT is not applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from the agents.

Viewings

Viewings are by appointment with sole agents Innes England

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