

FOR SALE - PERIOD OFFICES

1 OXFORD STREET & 28A REGENT STREET

Nottingham, NG1 5BQ



Key Highlights

- Landmark Grade II Listed building designed by the architect T C Hine
- Period office accommodation arranged over 4 floors
- Total NIA approximately 8,212 sq ft (763 sq m) and GIA approximately 11,324 sq ft (1,052 sq m)
- Front car park with 8 spaces
- Established professional location close to city centre amenities
- Freehold
- Potential development opportunity for healthcare or residential use (STPP)

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SITUATION

The property is situated within Nottingham's traditional professional office district on the western edge of the city centre within walking distance of the Old Market Square. The property occupies a prominent corner position at the junction of Oxford Street and Regent Street. The immediate vicinity is predominantly categorised by professionals and administrative businesses including solicitors, surveyors, financial institutions, and medical practices.



DESCRIPTION

The property comprises a landmark Grade II listed building, designed by renowned architect T C Hine, dating from 1858. The property is of traditional red brick construction with yellow brick and painted ashlar dressings. The property is of 3 storey construction plus lower ground floor/basement with attractive bay windows. The property benefits from dual frontage to both Oxford Street and Regent Street with two separate entrances and staircases.

LOCATION

Nottingham is the principal city in the East Midlands and benefits from an £11 billion economy. The city is located approximately 128 miles north of London, 45 miles north-east of Birmingham, and 28 miles north of Leicester.

Nottingham Train Station provides regular services to London St Pancras (1 hour 40 minutes), Birmingham (1 hour 14 minutes), and Leicester (27 minutes).

East Midlands Airport is situated 11 miles south-west of the city, providing direct flights to destinations throughout the UK and Europe.

The property is currently used as barrister's chambers providing a series of offices which are centrally heated by means of a gas fired central heating system. The accommodation includes a large ground floor reception area together with welfare facilities to all floors.

Externally, the property benefits from car parking to the front with up to 8 spaces.

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ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th edition) on a Net Internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Basement/Lower Ground	2,082	193.41
Ground	2,427	225.48
First	2,126	197.5
Second	1,578	146.5
TOTAL	8,212	762.94

We estimate that measured on a Gross Internal basis the total floor area is circa 1,052 sq m (11,324 sq ft)

PLANNING

The premises are situated within the Wellington Circus Conservation Area and are Grade II listed. The current use of the property as offices falls within Class E. The property may therefore lend itself to alternative uses including medical, clinic, consulting rooms, and residential (STTP).

BUSINESS RATES

Rateable Value (2026) £78,500

Rates Payable (2026/2027) £37,680, excluding any transitional or other relief.

TENURE

Freehold with vacant possession upon completion.

GUIDE PRICE

£1,100,000 for the Freehold interest.

VAT

VAT is not applicable.

LEGAL COSTS

Each party must bear their own legal costs.

EPC

The premises have an EPC assessment of E 108



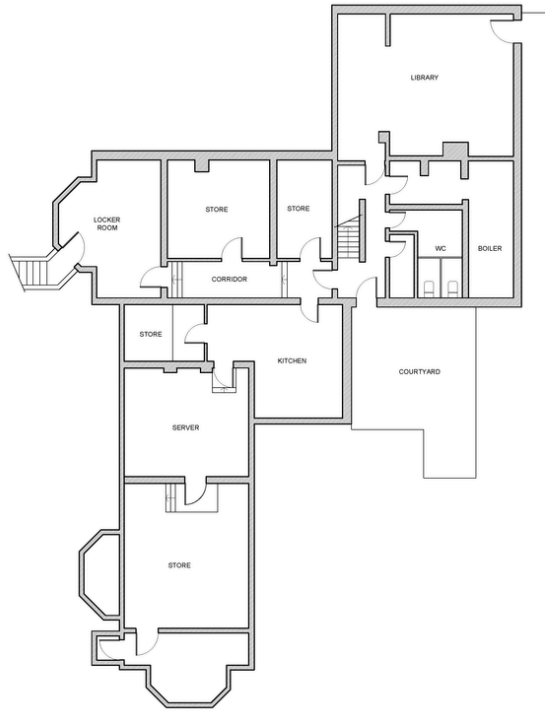
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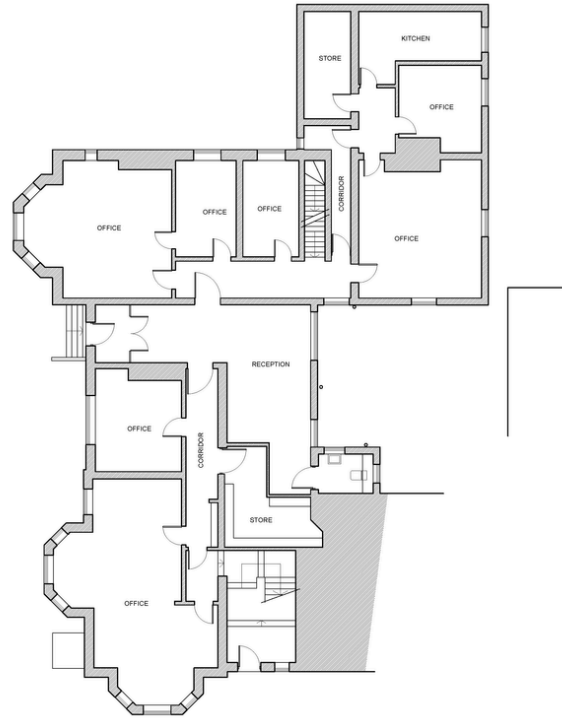
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FLOOR PLANS



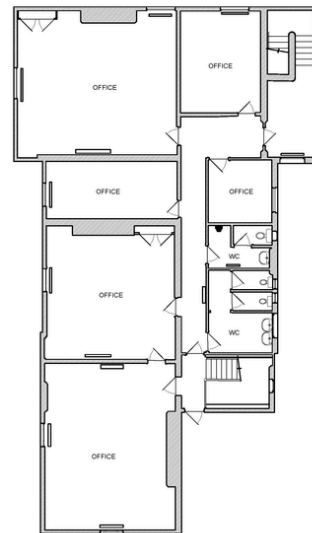
1. Existing Basement Plan



2. Existing Ground Floor Plan



3. Existing First Floor Plan



4. Existing Second Floor Plan

*For illustrative purposes only. Not to be relied upon.

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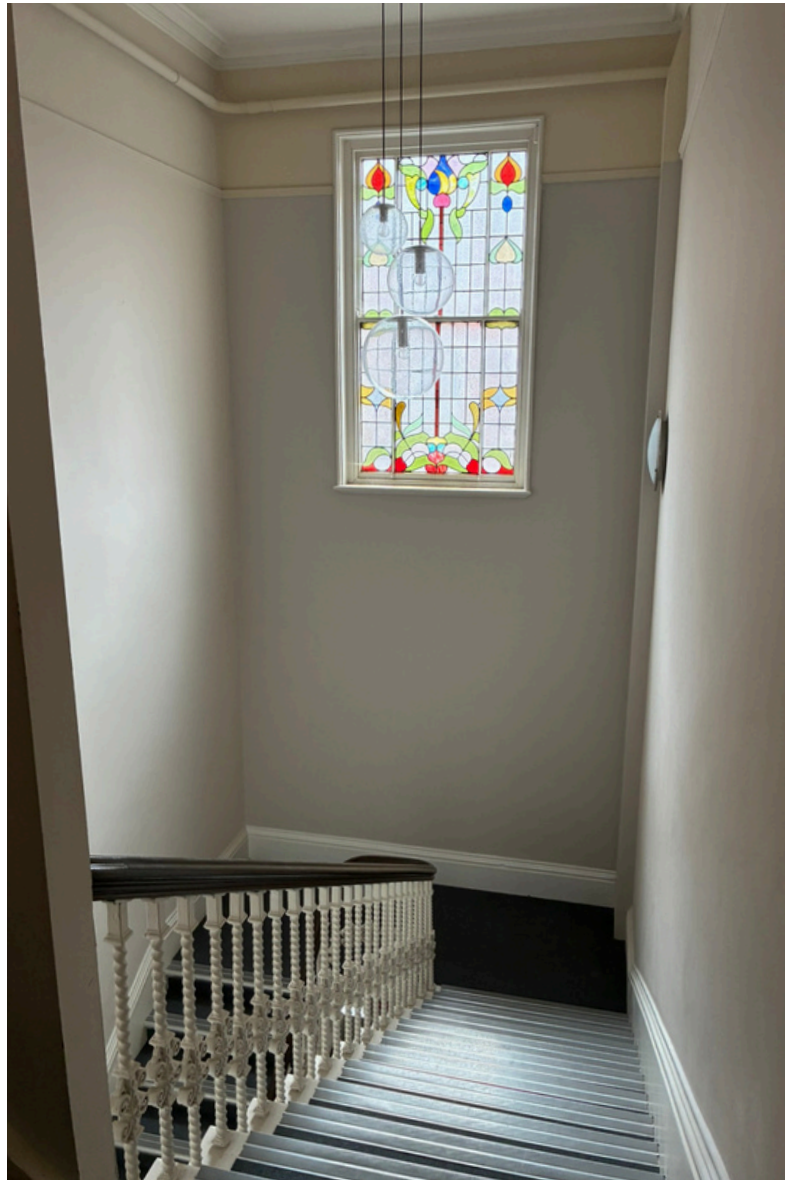


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ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address, and funding prior to an offer being accepted and solicitors being instructed.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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