



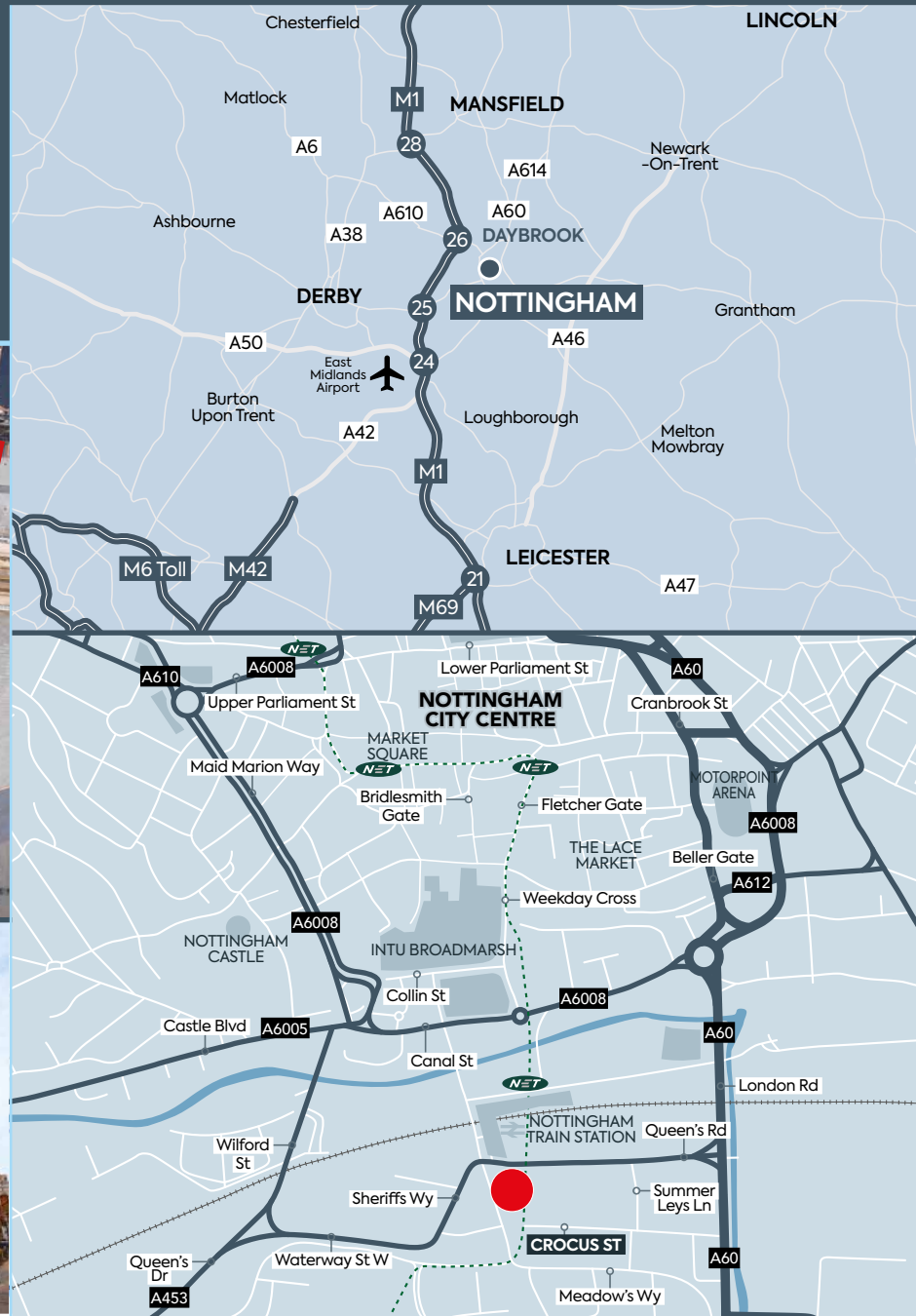
CROCUS PLACE
NOTTINGHAM | NG2 2JR
FOR SALE
PRIME GATEWAY CITY CENTRE SITE



1 ACRE (0.4 HECTARES)
SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

DESCRIPTION

The site is predominantly flat and regular in shape. The site is dissected by the NET Tram System creating a larger Western site of approximately 0.78 acres and an Eastern site of approximately 0.22 acres. There is vehicular access from both Arkwright Street and Crocus Street.



LOCATION

The subject site is situated in Nottingham City Centre just 70m from Nottingham Station and is edged by Arkwright Street to the West and Crocus Street to the South. The Northern boundary of the site is edged by Tinkers Leen, a watercourse overflow for the river.

Arkwright Street leads onto Carrington Street to the North and then into the main central retail district. The road also leads to the Meadows suburb to the South and on towards Trent Bridge and West Bridgford.

The main arterial route of Clifton Boulevard is located within 2 miles to the West which connects to J24 of the M1 via the A453, providing direct access onto the National Motorway Network.

PLANNING CONSENT

The site previously had planning consent for a 7 storey commercial office development of approximately 125,000 sq ft. The planning permission reference number is 19/00659/NFUL3 and was granted 29th August 2019. Please refer to Nottingham City Council Planning Department on the potential uses for the site.



NOTTINGHAM
BUS STATION

NOTTINGHAM
CROWN COURT

NOTTINGHAM
COLLEGE CITY HUB

NOTTINGHAM
STATION CAR PARK

SAFFRON
COURT

BROADMARSH
CAR PARK

HMRC
OFFICE

NOTTINGHAM
RAILWAY STATION

NOTTINGHAMSHIRE
COUNTY CRICKET CLUB

WHY NOTTINGHAM?

Over 50 national and regional companies have chosen Nottingham as their headquarters including global giants like Boots, E.ON, Speedo, Vision Express, Experian, Capital One and Paul Smith. The Southside of Nottingham is embarking on an intense period of economic regeneration.

HMRC occupy the 389,000 sq.ft. Unity Square development opposite Nottingham Train Station with Unity 2 recently securing planning consent for a further 235,000 sq.ft. over 12 storeys. These developments will revolutionise the entry into the city from the railway station, an iconic piece of Edwardian Baroque Revival.

The University of Nottingham has acquired the former HMRC on Castle Meadow Road to increase its City Centre profile and numerous student living developments continue to be developed in proximity to the subject site. The University of Nottingham and Nottingham Trent University attract a combined total of 75,000 students to the City.

The Island Quarter site (36 acres), located East of the Train Station continues to demonstrate good momentum with the scheme planned to deliver residential, student living, hotel, leisure, retail, office and an extension of the establish biosciences hub located adjacent.

This adds to the investment made to Nottingham's infrastructure, with an expansive network of light rail trams which enable rapid access for commuters and congestion-free movement, and an award-winning bus network which is one of the greenest in the UK.

The City's focus is now on the redevelopment of the former Broadmarsh Shopping Centre, with plans being drawn up to provide a vibrant area of urban open space in the locality.



Nottingham Trams



Town Hall Square

The top city for small business growth, fast growing fintech and life science sectors, and the biggest business centre in the East Midlands - Nottingham is going places.



Nottingham Station



Victoria Shopping Centre



Nottingham Trent University



Nottingham Trent Cricket Ground

Nottingham is also home to two world-class universities, the University of Nottingham and Nottingham Trent University, known internationally for the excellence of their research and the latter being awarded University of the Year in 2019.

TENURE

The site is offered freehold with vacant possession.

VAT

We understand that VAT will be charged at the standard rate on the purchase price.

AML POLICY

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

The site can be viewed from the public highway. Access on to the site is by prior arrangement only with the agents.

Please note that Commercial Property Partners and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.



CONTACT



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PROPOSAL

Interest is sought for the sale of the site on an 'all enquiries' basis. Please contact the Selling Agents for further information.

