

BUILDING D

CASTLE MEADOW CAMPUS

Castle Meadow Road
Nottingham | NG2 1AB

TO LET

Grade A office accommodation
in Nottingham

NG Chartered
Surveyors

BL★CKSTAR
ADVISORY
STRATEGIC REAL ESTATE ADVICE

 University of
Nottingham
UK | CHINA | MALAYSIA

 University of
Nottingham
Innovation
Park

Available as a whole or
on a floor-by-floor basis

TOTAL 2,896 sq m
NIA: (31,172 sq ft)

GROUND 909 sq m
FLOOR: (9,784 sq ft)

FIRST 886 sq m
FLOOR: (9,536 sq ft)

SECOND 1,101 sq m
FLOOR: (11,851sq ft)

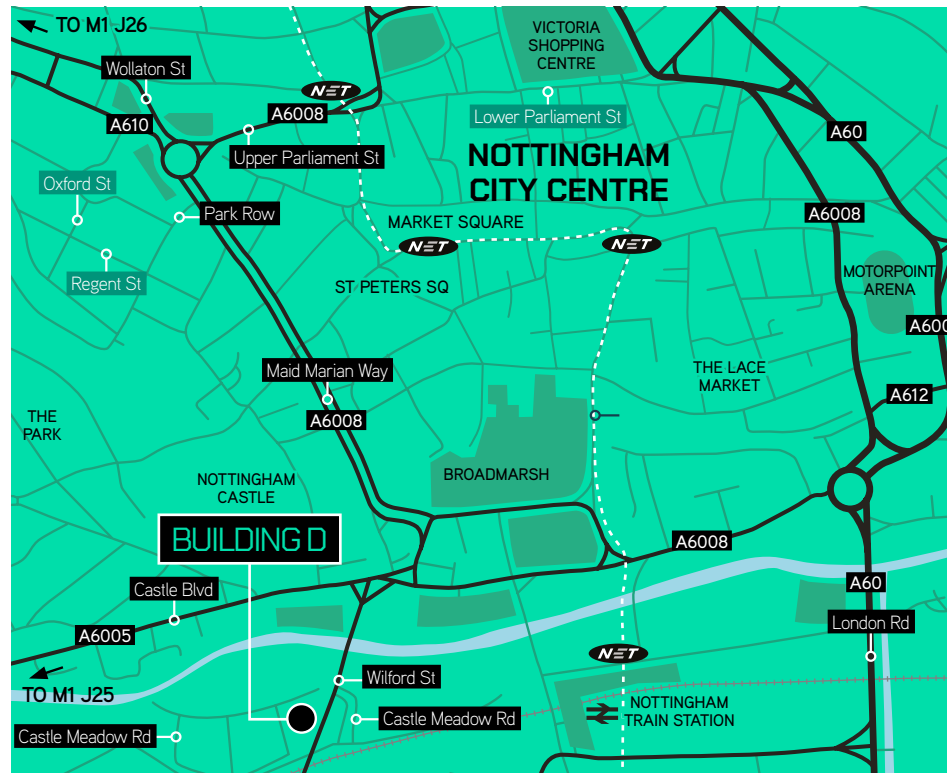
LOCATION

Castle Meadow Campus is conveniently located just south of Nottingham city centre's retail core and close to Nottingham Train Station, NET Tram Terminus and Broad Marsh Bus Station.

Additionally, the property is well situated for the inner ring road providing access to J24 (via the A453) and J25 (via the A610) of the M1 motorway. By virtue of its location, the campus benefits from being in close proximity to all the local amenities the city centre has to offer, including national and independent retail / leisure offerings.

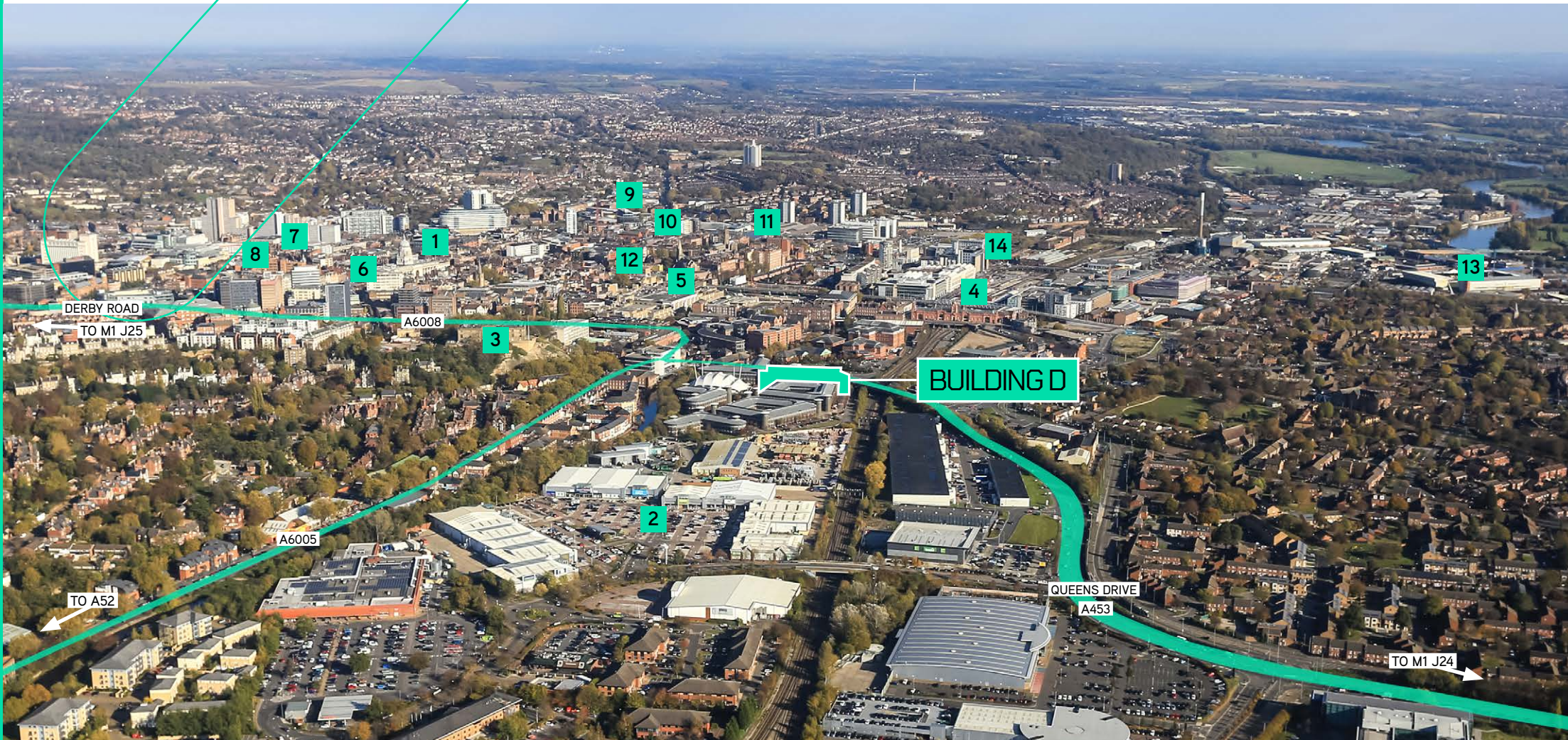
 [CLICK HERE](#)
to view the Google Maps link

 [CLICK HERE](#)
to view the What3Words link



BUILDING D
Castle Meadow Campus





- | | | | |
|--|---------------------------------|----------------------------|--------------------------------------|
| 1 Nottingham City Centre | 5 Broadmarsh Bus Station | 9 Sneinton Market | 13 Notts County Football Club |
| 2 Castle Marina Retail Park | 6 Market Square | 10 Motorpoint Arena | 14 Binks Yard |
| 3 Nottingham Castle | 7 Victoria Centre | 11 Biocity | |
| 4 Nottingham Station /
NET Tram Terminus | 8 Trinity Square | 12 Lace Market | |

**JUST SOUTH OF
NOTTINGHAM
CITY CENTRE'S
RETAIL CORE.**

DESCRIPTION

Grade II listed and originally designed by Hopkins Architects, Building D was completed in 1994 and was originally occupied by HM Revenue and Customs as part of their wider Castle Meadow site.

The site was purchased in late 2021 by The University of Nottingham with the intention of creating a new city centre base for collaboration between business and the University. It will become home to the Business School and a Digital Nottingham hub together with a new business centre for University of Nottingham Innovation Park (UNIP).



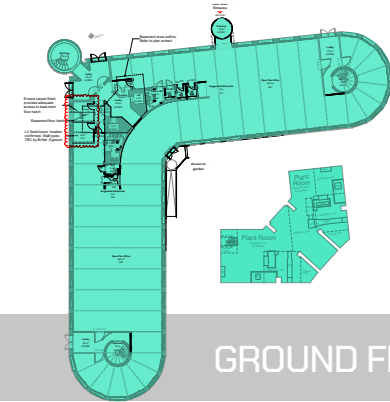
ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

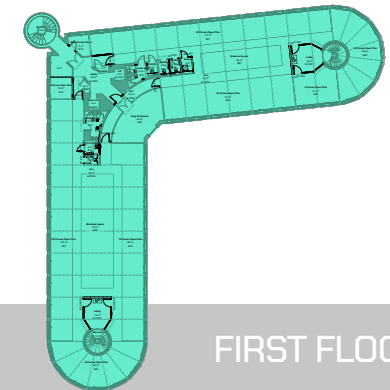
	SQ M	SQ FT
Ground Floor	909	9,784
First Floor	886	9,536
Second Floor	1,101	11,851
TOTAL NIA	2,896	31,172

Measurements are approximate and NG and Blackstar Advisory cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

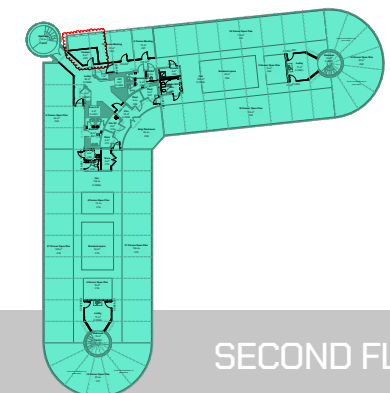
The floorplates are available either as a whole or split, or multiple floors and as a whole building option.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATION

Building D itself is currently undergoing a sympathetic refurbishment programme to provide three floors of high quality Grade A office accommodation, with the floorplates split equally by a stairwell / lift core incorporating welfare facilities.

The specification more specifically is to include:

 <p>FULL REDECORATION</p>	 <p>RAISED FLOORING incorporating power / data provision</p>	 <p>NEW FLOOR COVERINGS throughout</p>
 <p>LED lighting</p>	 <p>HEATING / COOLING system</p>	 <p>KITCHENETTE facility</p>
 <p>W.C / SHOWER facilities</p>	 <p>Fully OPEN PLAN floorplate</p>	 <p>EXPOSED / VAULTED ceilings</p>



FURTHER INFORMATION

EPC

Please contact the agents for further information.

BUSINESS RATES

The building will be reassessed for business rates upon occupation. Please contact the agents for guide figures.

TENURE

The building is available in its entirety or on a floor-by-floor basis on competitive terms to office occupiers that share The University of Nottingham's vision and aspirations for the campus.

The quoting rent is available by application to the agents.

SERVICE CHARGE

A service charge will be levied for the common areas of the building and site that are used in common. Please contact the agents for further information.

VAT

We understand that VAT is to be applicable to the rent and service charge due.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



VIEWING

By prior appointment with the joint agents.



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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. June 2024. carve-design.co.uk 16594/5