



the pod

NOTTINGHAM | NG1



**GRADE A
CONTEMPORARY
OFFICE BUILDING**

**TO BE
SUBSTANTIALLY
REFURBISHED**

1443 SQ M TO 1805 SQ M
(15,536 SQ FT TO 19,430 SQ FT)

TO LET



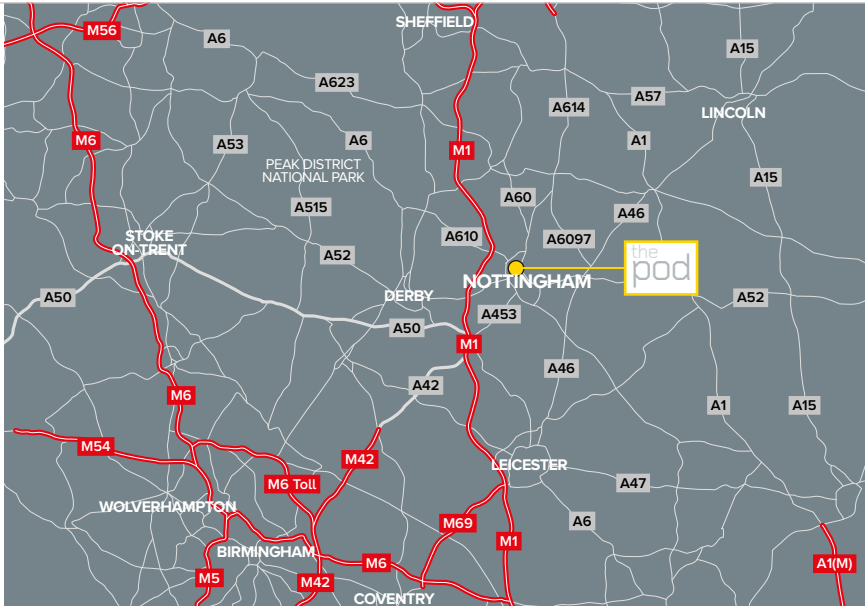
THE PROPERTY

The Pod presents a substantial Grade A office within the heart of Nottingham City Centre and within walking distance of Nottingham's Old Market Square and the vibrant locality of Hockley offering ample leisure amenities for both day and night time:

- Rare substantial open plan floorplate of 15,536 sq ft with a generous ceiling height and exposed services
- Adjacent to the Lace Market tram stop
- Dedicated ground floor entrance and reception within an impressive atrium
- Dedicated break out/canteen area on the 2nd floor with fitted kitchen and sun terrace
- Top floor meeting room suite with direct access from the ground floor reception
- Impressive views of Nottingham's skyline from the designated terraces and meeting room suite
- Ample meeting rooms throughout the property for internal and external meetings
- Kitchenette's located on the 1st, 2nd & 3rd floor
- Shower facilities & bike store




POD



SAT NAV:
NG1 2FS

What 3 words:
ties.rises.tried

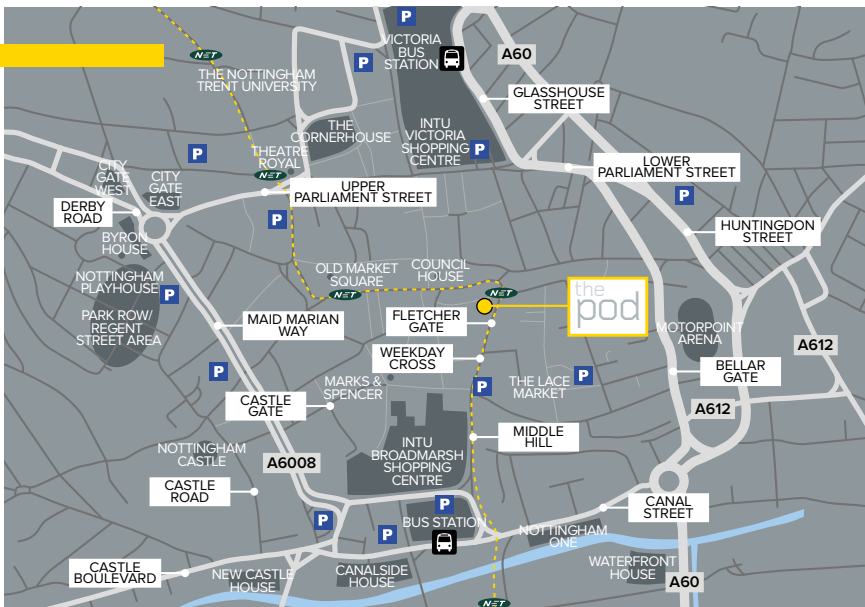


Click [here](#) for Google Maps link




THE LOCATION

The property is located on Fletcher Gate in the heart of Nottingham City Centre with the main shopping and leisure amenities all within walking distance. Nearby facilities include The Nottingham Contemporary Gallery, the historic Lace Market Quarter and Hockley which is home to a broad range of predominantly independent retailers, restaurants and bar operators. The property lies opposite the 500 space Lace Market car park offering both contract and visitor parking and provides excellent transport links with the Nottingham NET Tram system running immediately adjacent together with a broad range of bus routes within easy walking distance serving the conurbation.



Distances	miles	minutes
Hockley	0.06	1 by foot
Old Market Square	0.2	4 by foot
Nottingham Train Station	0.5	10 by foot
M1 junction 24	11.1	24 by car
M1 junction 25	8.9	25 by car
East Midlands Airport	13.7	27 by car

 Nottingham NET tram route

 Bus Stop: Citylink route to Nottingham City Centre



NOTTINGHAM

Nottingham is the financial centre and economic powerhouse of the East Midlands region. The strength of the city is the mix of regional, national and international companies creating a diverse business community.

- 2.1 million people in the recruitment area, plus two world-leading universities with 60,000 students.
- A £12.1 billion economy that's been steadily growing since 1995 makes Nottingham the economic capital of the East Midlands.
- £1bn investment in infrastructure with a growing network of light rail trams and an award-winning bus network which is one of the greenest in the UK.
- Central location and strong links by road, rail and air.
- The population of Greater Nottingham has grown steadily over the last half century to reach 807,000 by 2023.
- Headquarters for the likes of Boots, Speedo, E. On, Experian, Capitol One and Paul Smith



VICTORIA SHOPPING CENTRE



NOTTINGHAM TRENT UNIVERSITY



NOTTINGHAM CASTLE



THE EXCHANGE



TRENT BRIDGE



GET CONNECTED



ROAD

Nottingham is well situated for the M1 and regional motorway network. The A52 to Derby and Stoke, the A46 to Leicester and the A42(M) to Birmingham are easily accessed from the city.

Birmingham	1 hr 15 min
Manchester	1 hr 50 min
Liverpool	2 hr 0 min
London	2 hr 20 min
Bristol	2 hr 30 min
Newcastle	2 hr 50 min
Cardiff	2 hr 50 min
Edinburgh	5 hr 26min



RAIL

Nottingham is served by East Midlands Trains, together with Cross Country plus local services operated by East Midlands Connect. London trains run every 30 minutes to St Pancras (under 2 hours) linking to the Eurostar (Paris/Brussels less than five hours away).

East Mids Pkwy	10 min
Derby	24 min
Leicester	28 min
Sheffield	53 min
Birmingham	1 hr 16 min
Luton Airport	1 hr 32 min
St Pancras Int.	1 hr 46 min
Luton	1 hr 52 min



BUS

Nottingham is served by an exceptional bus service providing access to the city centre as well as the wider conurbations.

Broadmarsh Bus Station
9 min walk

Victoria Bus Station
10 min walk



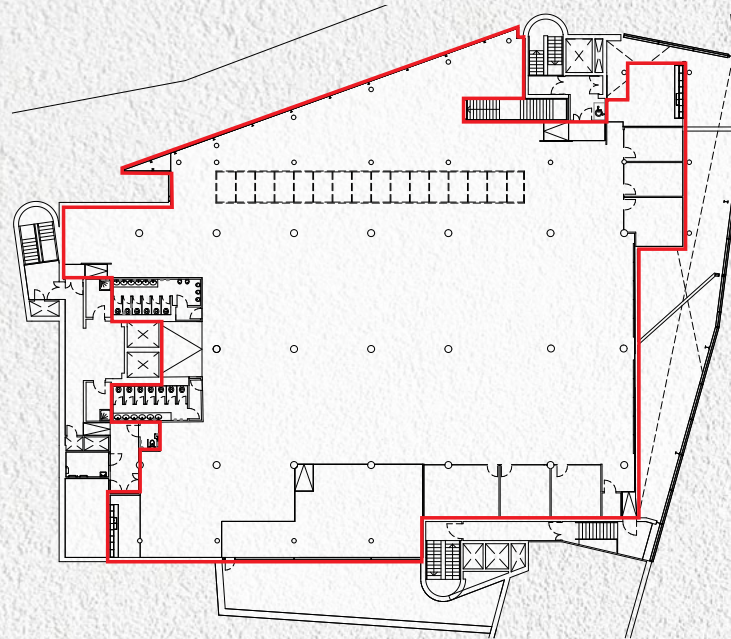
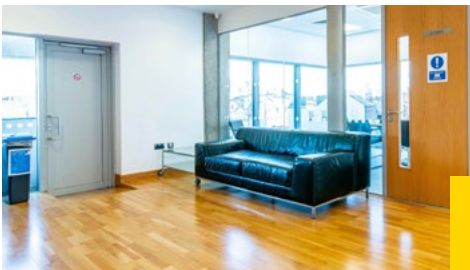
TRAM

Following completion of Phase II of the tram system three lines run from four park and ride facilities at Junctions 24 to 27 of the M1 motorway. The lines run through Nottingham city centre and onto the main railway station connecting other key areas of the city. The nearest stop is the Lace Market tram stop which is immediately outside the property. The service runs from 6 am to 12 am at 10 minute intervals during the day.

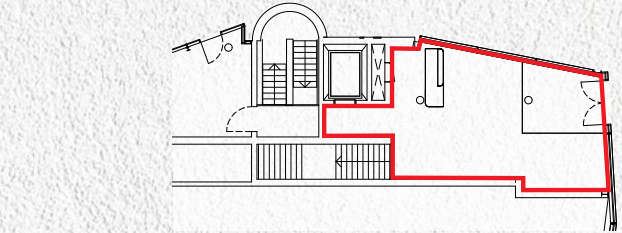
Nottingham Railway Station	3 min
Old Market Square	3 min
Queens Medical Centre	10 min
University of Nottingham	13 min
Clifton Park and Ride (J24)	22 min
Phoenix Park Park and Ride (J26)	23 min
Bardills Garden Centre Park & Ride (J25)	32 min
Hucknall Park and Ride (J27)	33 min



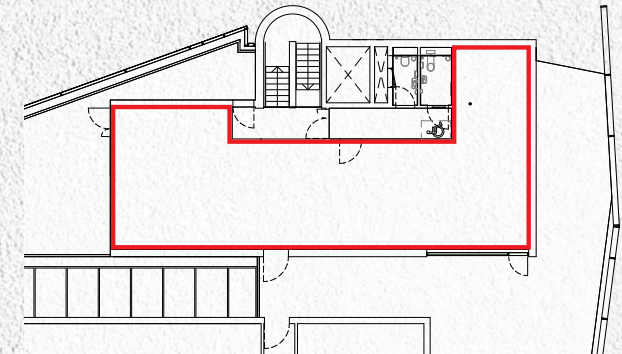
FLOORPLANS



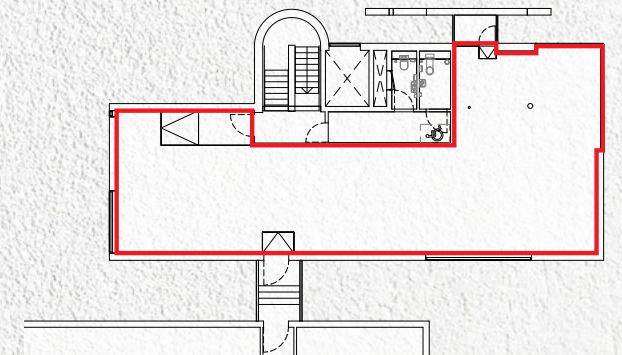
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

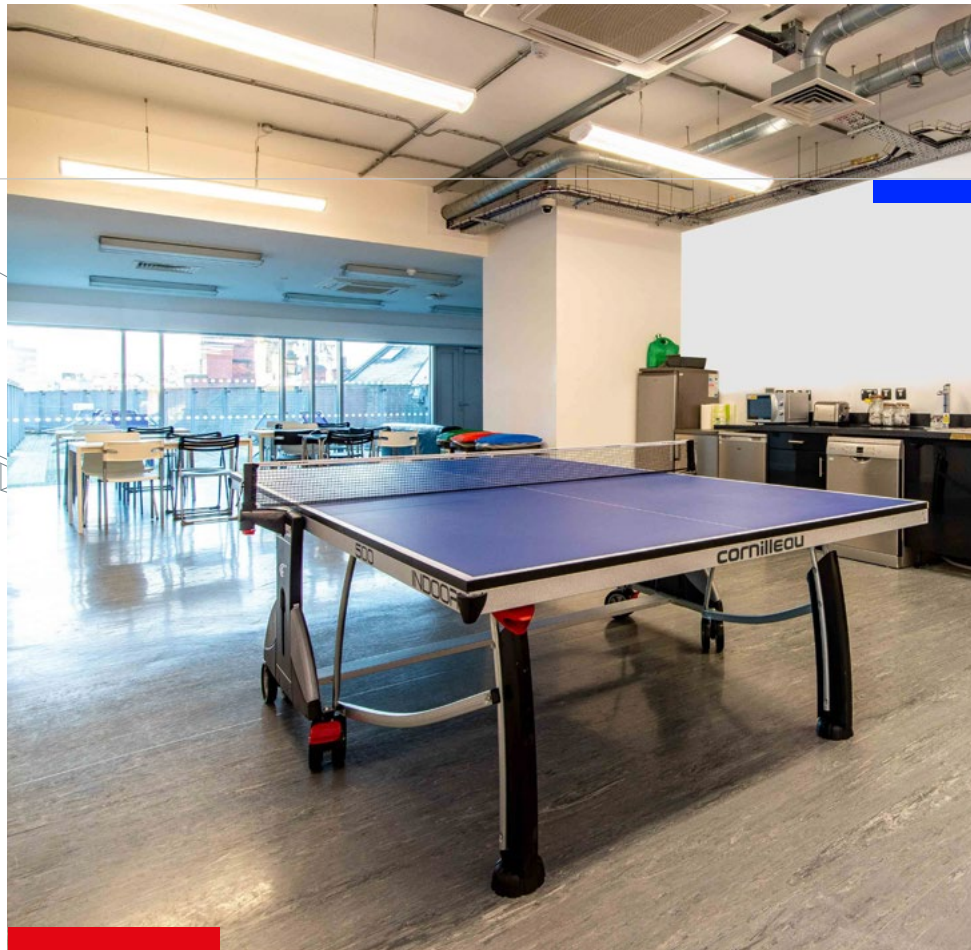
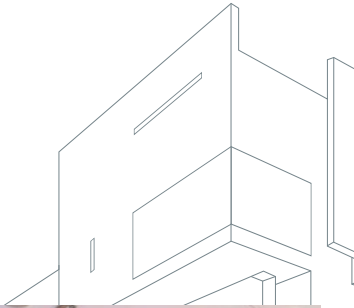


PROPOSED THIRD FLOOR PLAN

AREA SCHEDULE (NIA OFFICE)

Level	Area (sq m)	Area (sq ft)
00 Ground Floor	67	725
01 First Floor	1,443	15,536
02 Second Floor	130	1,396
03 Third Floor	165	1,773
Total NIA:	1,805	19,430





TERMS

LEASE

The property is available on a new fully repairing and insuring lease.

SERVICE CHARGE

Maintenance of the external fabric of the building, internal and external common areas and central plant is looked after by the Landlord and a service charge is payable. Full details can be provided.

RENTAL

The property is available at a rental of: £18.50 per sq ft

VAT

VAT is applicable at the standard rate.

RATEABLE VALUE

The property will require reassessment upon occupation.

A guide is available from the agents.

FURTHER INFORMATION

PDF, DWG plans, service charge budget and breakdown are available upon request.

ENERGY PERFORMANCE CERTIFICATE

The building is to undergo a substantial refurbishment following which it is anticipated the property will have an EPC of a B. Further details on the works being undertaken are available upon request from the agent.

CONTACT

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INNES ENGLAND

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