

**THE HOCKLEY  
POD WORK**

NOTTINGHAM • NG1

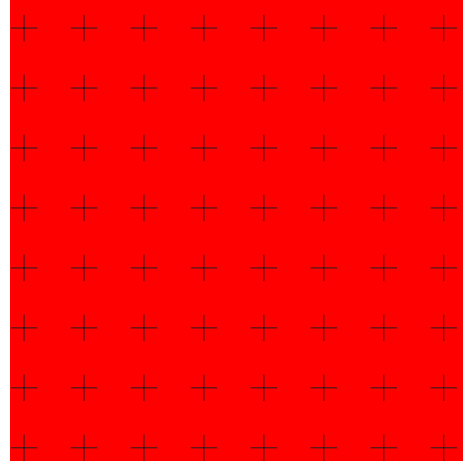
**NEWLY REFURBISHED**  
NOTTINGHAM CITY CENTRE  
GRADE A CONTEMPORARY  
OFFICE BUILDING **TO LET**

**15,471 to 19,362 sq.ft**  
(1,437 to 1,799 sq.m)

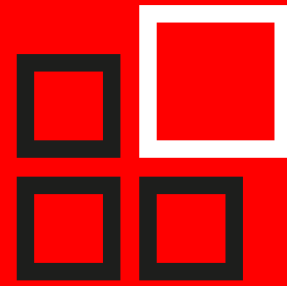
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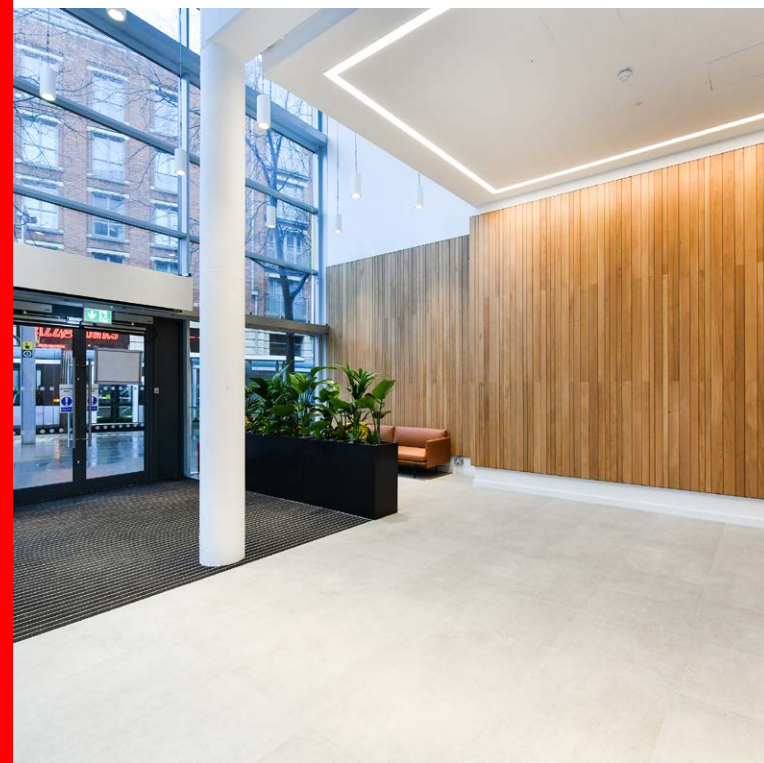
# THE PROPERTY



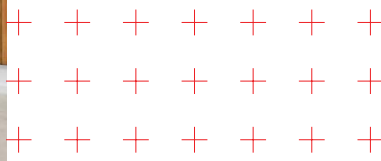
The Hockley Pod presents a substantial Grade A office in the heart of Nottingham City Centre within the vibrant Hockley district which accommodates a broad range of independent retailers and ample leisure amenities both day and night.



- Rare substantial open plan floorplate of 15,536 sq ft
- Contemporary design incorporating a generous ceiling height and exposed services
- Adjacent to the Lace Market tram stop
- Dedicated ground floor entrance and reception within an impressive atrium
- Comprehensive multi-million pound refurbishment programme completed
- Excellent environmental credentials achieving an EPC "A" rating
- Dedicated break out areas incorporating fitted kitchens and two sun terraces
- Far-reaching views of Nottingham's skyline from the dedicated terraces and top floor suite
- Shower facilities & bike store



# WORK

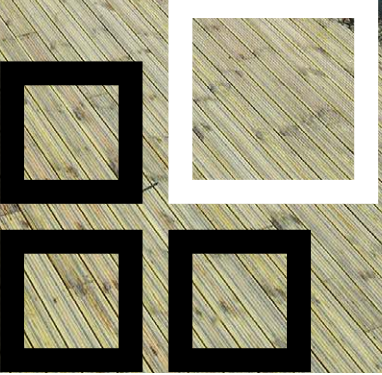
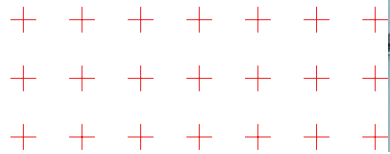


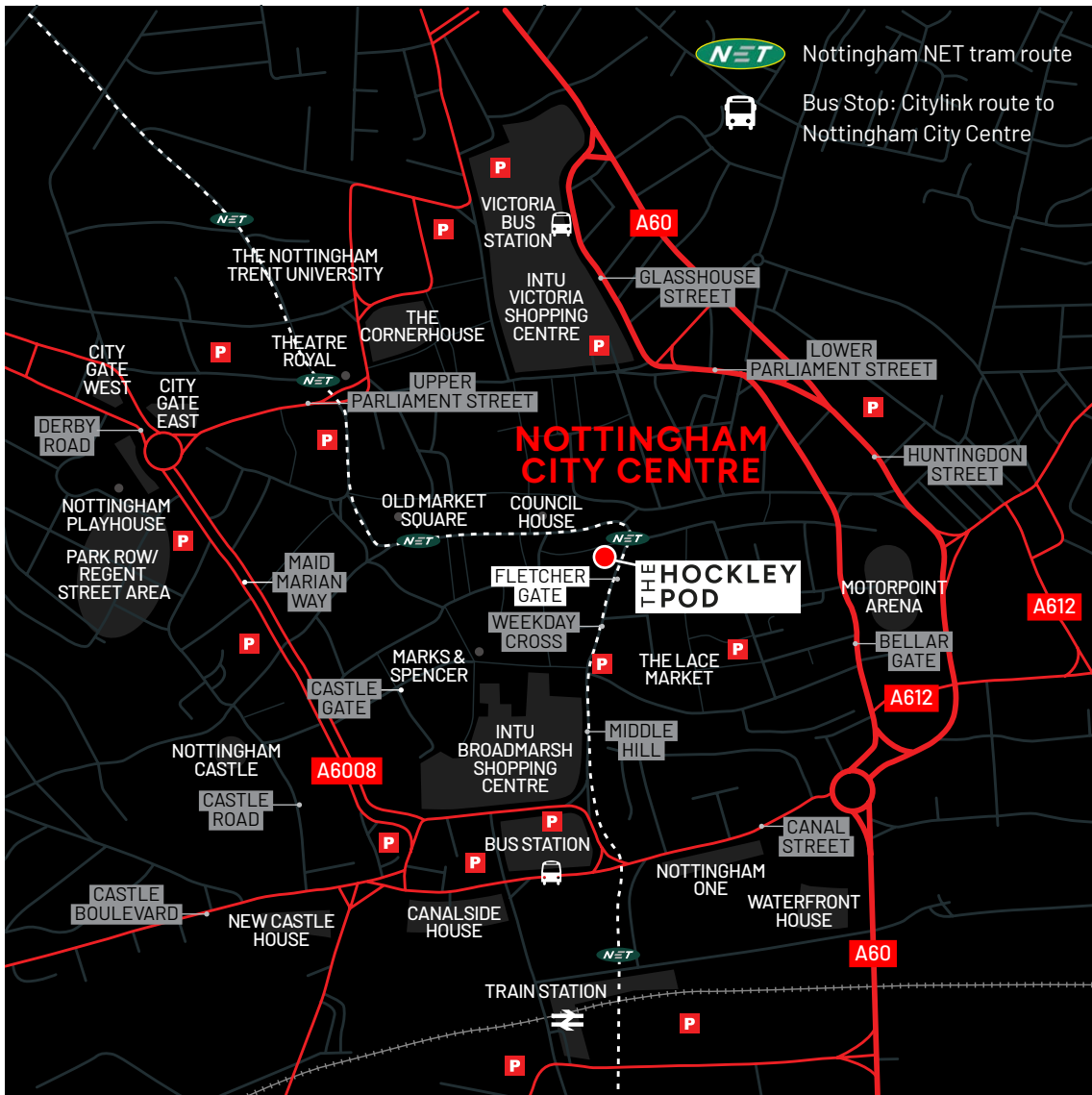
# THE HOCKLEY POD

Grade A offices in the heart of Nottingham City Centre achieving an EPC rating "A".



# WORK





# 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.

The Hockley Pod is an iconic development which accommodates places to work, shop, play and stay - making it an ideal mix for both employees and visitors alike.



THE HOCKLEY  
THE POD WORK

THE HOCKLEY  
THE POD PLAY

THE HOCKLEY  
THE POD SHOP

THE HOCKLEY  
THE POD STAY

OCCUPIERS INCLUDE:



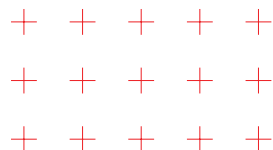
Intu Victoria Shopping Centre

SAT NAV:  
NG12FS

What 3 words:  
herbs.hung.lucky



Click here for  
Google Maps link



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 CITY OF NOTTINGHAM



Experian Nottingham

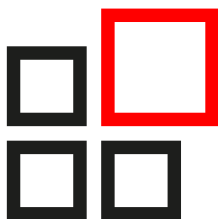
**WORK**

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.

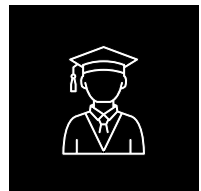
**HEADQUARTERS FOR THE LIKES OF:**



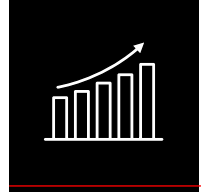
Nottingham Trent University



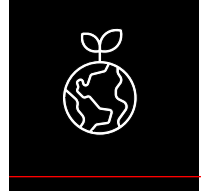
Speedo HO Nottingham



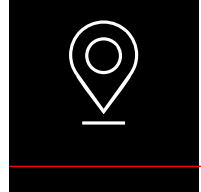
2.1 million people in the recruitment area, plus two world-leading universities with 60,000 students.



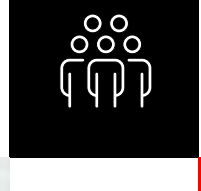
A £12.1 billion economy that's been steadily growing since 1995 makes Nottingham the economic capital of the East Midlands.



£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.



# THE CONNECTIONS

The property lies opposite the 500 space Lace Market car park offering both contract and visitor parking.

The Hockley Pod also benefits from excellent public transport links with the Nottingham NET Tram system running immediately adjacent together with a broad range of bus routes and Nottingham Train Station all being within easy walking distance.

## 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.

M1 Junction 24	24 minutes
M1 Junction 25	25 minutes
East Midlands Airport	10 minutes
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

## 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

# WORK

## BUS



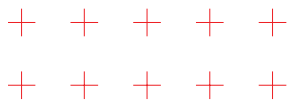
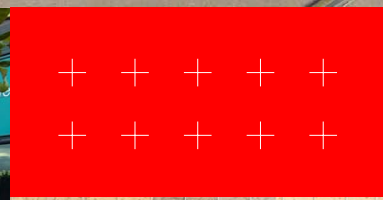
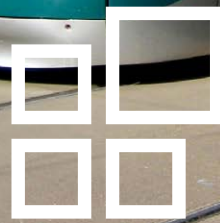
Nottingham is served by an exceptional bus service providing access to the city centre as well as the wider conurbations.

Broadmarsh Bus Station	9 min walk
Victoria Bus Station	10 min walk

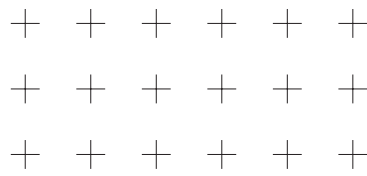
## FOOT



Hockley	1 minutes
Old Market Sq	4 minutes
Nottingham Train Station	10 minutes



# THE FLOORPLANS



## FIRST FLOOR

## GROUND FLOOR

## SECOND FLOOR

## THIRD FLOOR

### ACCOMMODATION

Level	Area (sq m)	Area (sq ft)
00 Ground Floor	67	723
01 First Floor	1,437	15,471
02 Second Floor	130	1,396
03 Third Floor	165	1,772
<b>Total NIA</b>	<b>1,799</b>	<b>19,362</b>

# THE 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: **£22.00 per sq ft**

## VAT

VAT is applicable at the standard rate.

## RATEABLE VALUE

The Property has a Rateable Value of:

**Office and Premises:**  
£218,000

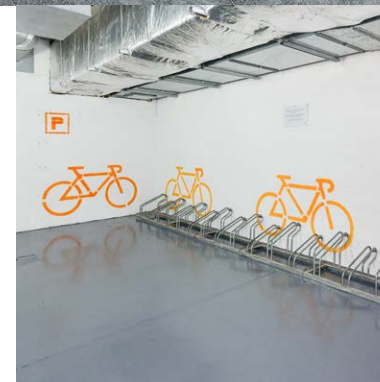
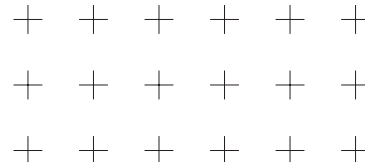
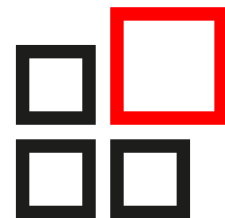
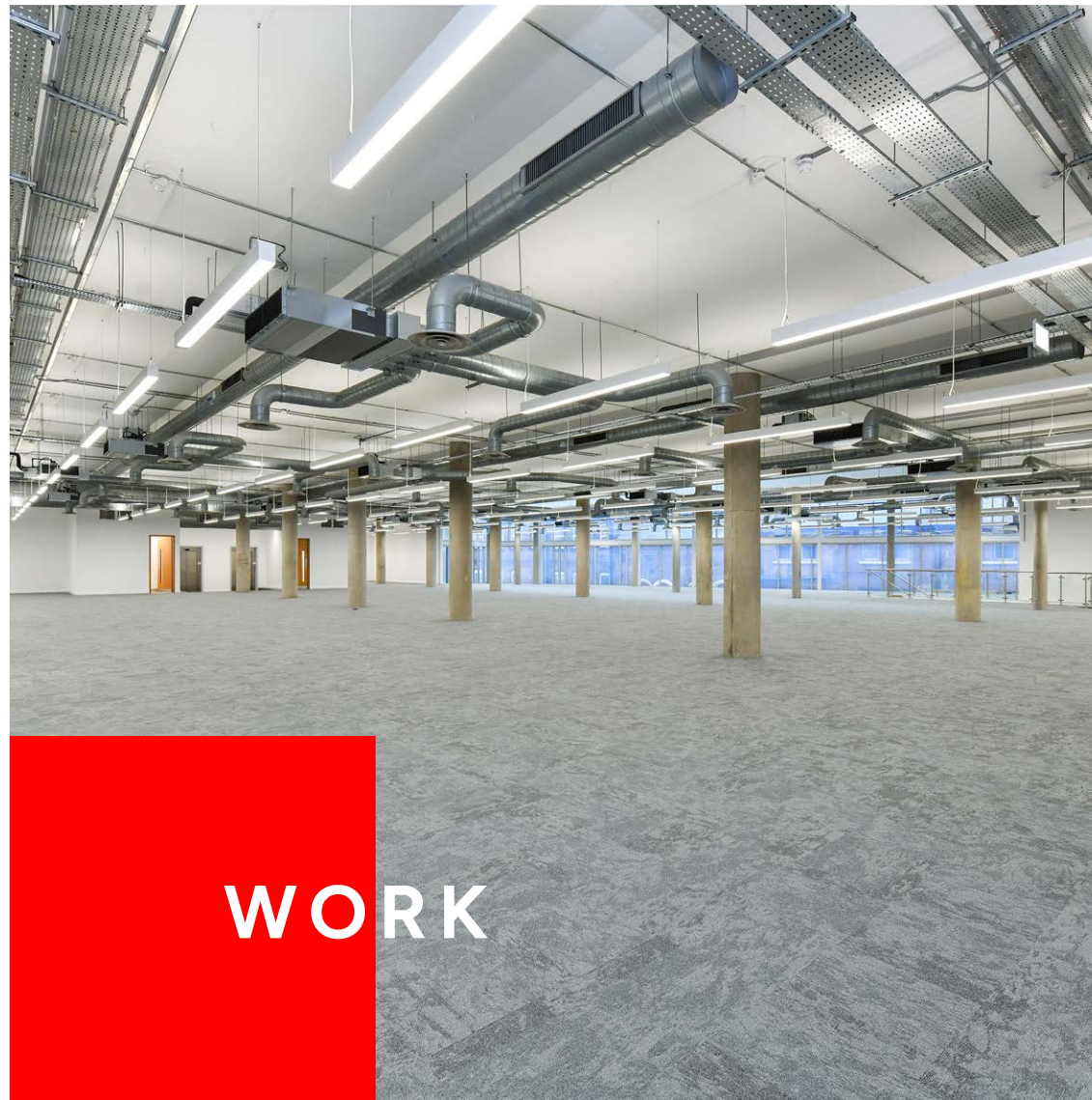
**Rates Payable 2024/25:**  
£119,208 per annum

Source: VOA website

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

## ENERGY PERFORMANCE CERTIFICATE

Following the recent multi-million pound refurbishment including the installation of new mechanical and electrical services The Hockley Pod achieved a EPC "A" rating.



# THE AGENTS

**INNES ENGLAND** ▶  
MAKE A GREAT DECISION

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