



**FOR SALE: PROMINENT PERIOD OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY FORMING PART OF THE NCHA PORTFOLIO**

Pelham House, 25 Clumber Avenue, Sherwood Rise, Nottingham, NG5 1AG  
4,036ft<sup>2</sup> (0.443 acre site)

**KEY FEATURES**

- Freehold with Vacant possession
- Self contained site
- 4,036 ft<sup>2</sup> set within a 0.443 acre site
- 35 parking spaces (2 electric charging spaces)
- Including dark kitchen / cafe unit
- Redevelopment opportunity close to the centre of Nottingham.
- Possibility to extend existing building\*STP
- Capable of being repurposed for residential use\*STP
- Flexible floor plates
- Fitted solar panels
- Passenger lift

For further information or  
to arrange a viewing please  
contact BOX Property

**Frankie Labbate**  
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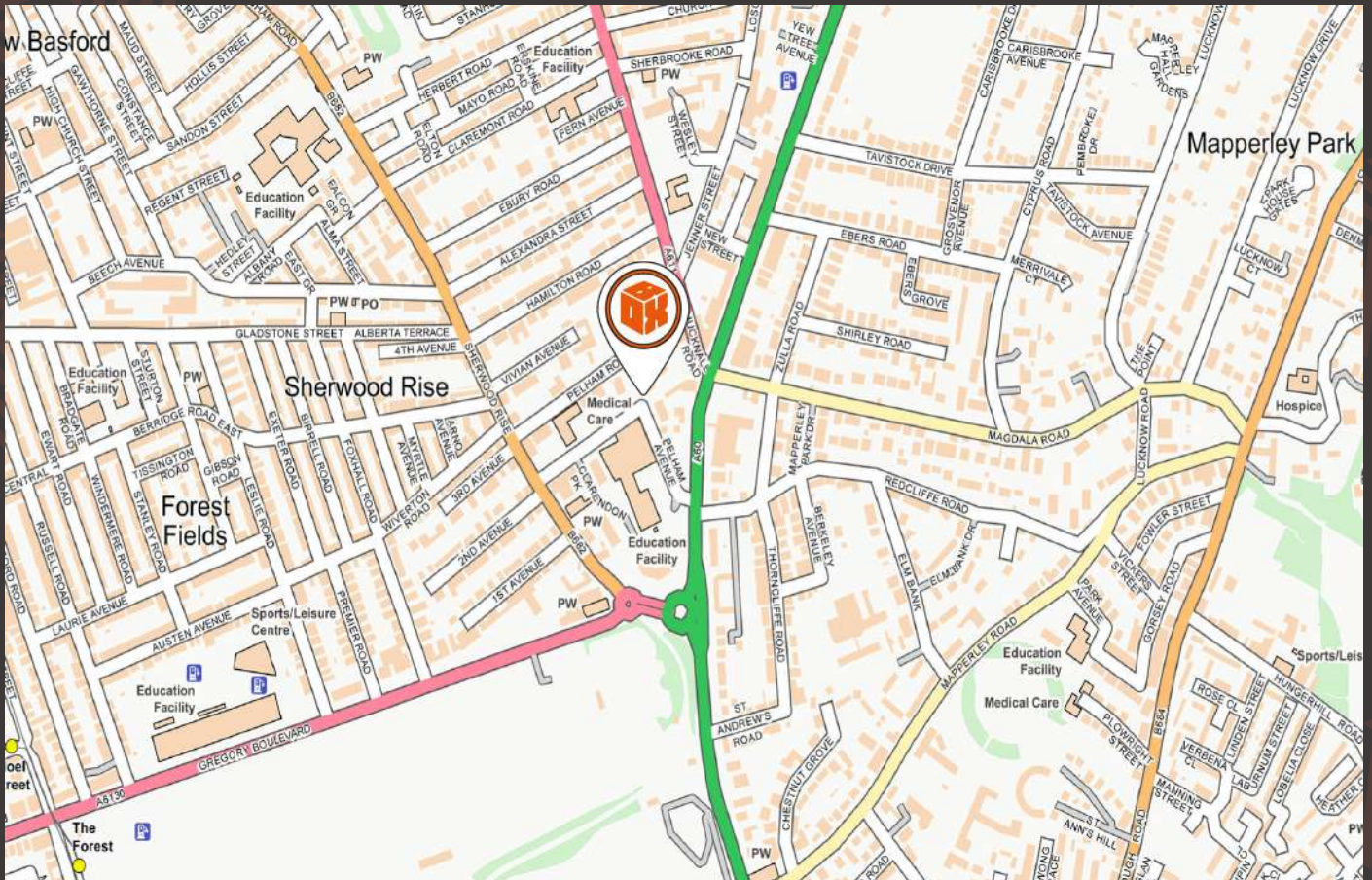
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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### LOCATION

The premises is situated approximately 1.5 miles (2.4 km) North of Nottingham City Centre and is well served by public transport links being walking distance from the Forest Park and Ride Tram facility, as well as a number of local bus routes. Junction 26 of the M1 motorway is approximately 4 miles (6.4 km) away.

### DESCRIPTION

The property comprises an attractive Victorian detached office/HQ building set within a secure self-contained site with Ancillary Kitchen/retail unit. The property is of brick construction with timber floors. Internally the property is laid out to provide a mix of open plan and cellular office accommodation together with welfare facilities, staff canteen and ancillary storage. By way of general overview, the building is in a good condition and well decorated. The property has the benefit of a passenger lift and three phase power. Externally the property has the benefit of an expansive secure gated private car park which can be accessed from both Pelham Avenue and Clumber Road.

### TENURE

The freehold interest is available, with vacant possession.

### ACCOMMODATION

The property provides the following approximate accommodation:

	sq.m	sq.ft
Ground Floor	161.9	1,743
First Floor	136	1,755
Basement Storage	50	538
Retail / Dark Kitchen	79	260
<b>Total</b>	<b>426.9</b>	<b>4,296</b>

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements. There are a total of 35 parking spaces within the secure site, with a parking ratio of 1 : 115 sq ft. Interested parties are advised that the property falls within the Workplace Parking Levy (WPL). Further information is available upon request. The total site area is 0.443 acres.

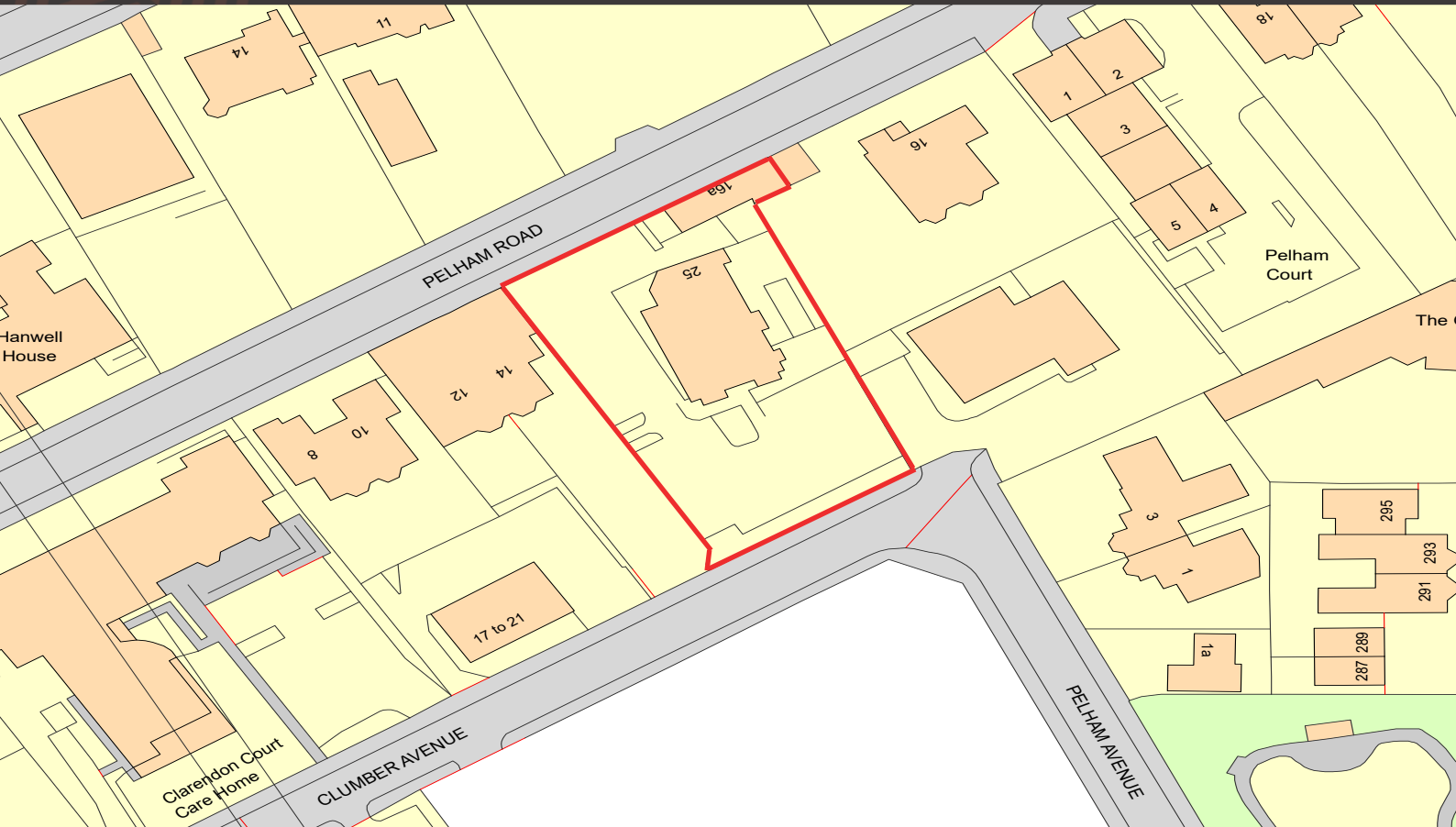
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### PRICE

Offers over **£775,000**

### PLANNING

The following information is provided for guidance purposes only. The property falls under use:

**Class E** – (Commercial, Business and Service)

Recent changes to the regulations, under Permitted Development Rights (PDR) allow office buildings to convert to residential without the need to apply for planning permission, as long as all works are internal. Interested parties, are advised to contact the planning department of Nottingham City Council (0115 915 5555) to discuss their proposed use and intended business activities. The property lies within the Sherwood Rise Conservation Area.

### LEGAL

Costs each party to bear their own legal and professional fees incurred in this transaction

### BUSINESS RATES

Rateable Value **£31,000**

This information is given for guidance purposes only and interested parties are advised to make their own enquiries of the Nottingham City Council (Business Rates Department).

### EPC

The property has an EPC rating of C – which is valid until September 2024. A copy of the EPC is available upon request.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser.

### VIEWINGS

Viewings are by way of appointment only with Box Property Consultants

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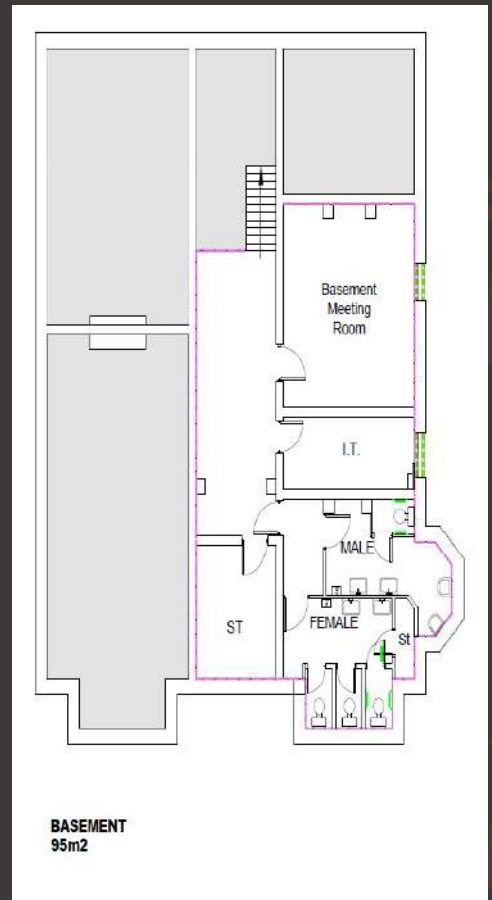
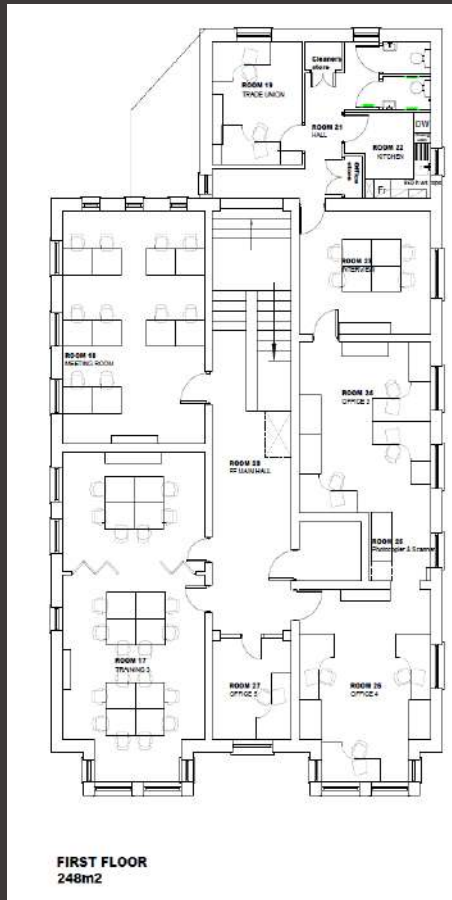
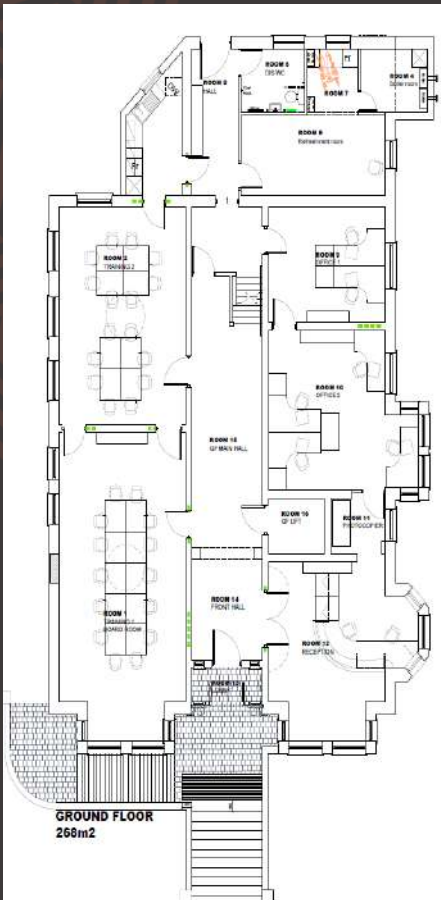
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### IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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