

Regional headquarter office building / redevelopment opportunity

16,326 sq ft

(0.433 acre site)

FOR SALE · IMMEDIATELY AVAILABLE WITH VACANT POSSESSION

10 VIVIAN AVENUE
SHERWOOD
NOTTINGHAM
NG5 1AF

Overview

Key features

- Stand alone, self contained office building, with 30 parking spaces
- Large flexible floor plates
- Capable of being repurposed for residential use.
- Possibility to extend existing building (STP).
- Of interest to owner occupiers, developers, investors and living sector operators.
- Potential alternative uses e.g. affordable living sectors, later living providers, student sector and religious groups (STP).

The building



Overview

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 a four storey purpose-built detached office building set within a secure self-contained site. The property is of concrete and metal framed construction with concrete floors. The elevations are overlaid with modern cladding creating an impressive external presentation of the building.

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. Almost all of the partitioning is demountable to each floor, which means the floor plates can be made open plan with relative ease. There is a lower ground floor providing staff training rooms. By way of general overview, the building is modern and well presented.

The property has the benefit of a passenger lift and three phase power. Externally the property has the benefit of a secure gated private car park with provision to park up to 30 cars.

Excellent public transport links into central Nottingham

Close proximity to Nottingham city centre

Close to Nottingham's inner city ring road

Walking distance from Forest Park & Ride Tram

The building

Accommodation

The property has been measured and referenced on a net internal basis. 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 30 parking spaces within the secure site, this is a good parking ratio of 1 : 544 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 0.433 acres (0.175 ha).

Specification

- Demountable partitioning throughout, capable of being made open plan
- Concrete and metal framed construction with concrete floors
- Private gated entrance off Vivian Avenue
- Visible from Nottingham Road, Pelham Road and Vivian Avenue
- Air conditioned
- Suspended ceilings with modern LED lighting
- Passenger lift
- Good quality finishes throughout
- Double glazed windows
- Fully tiled WCs
- Staff canteen.
- Combination of raised access floors and permitter trunking
- EPC 'C' 79
- 30 dedicated parking spaces, parking ratio of 1 : 544 sq ft.

Floor plans



Floor areas

	sq m	sq ft
Lower Ground Floor	379.7	4,087
Ground Floor	327.7	3,528
First Floor	294.8	3,174
Second Floor	294.8	3,174
Third Floor	219.5	2,363
Total	1,516.5	16,326



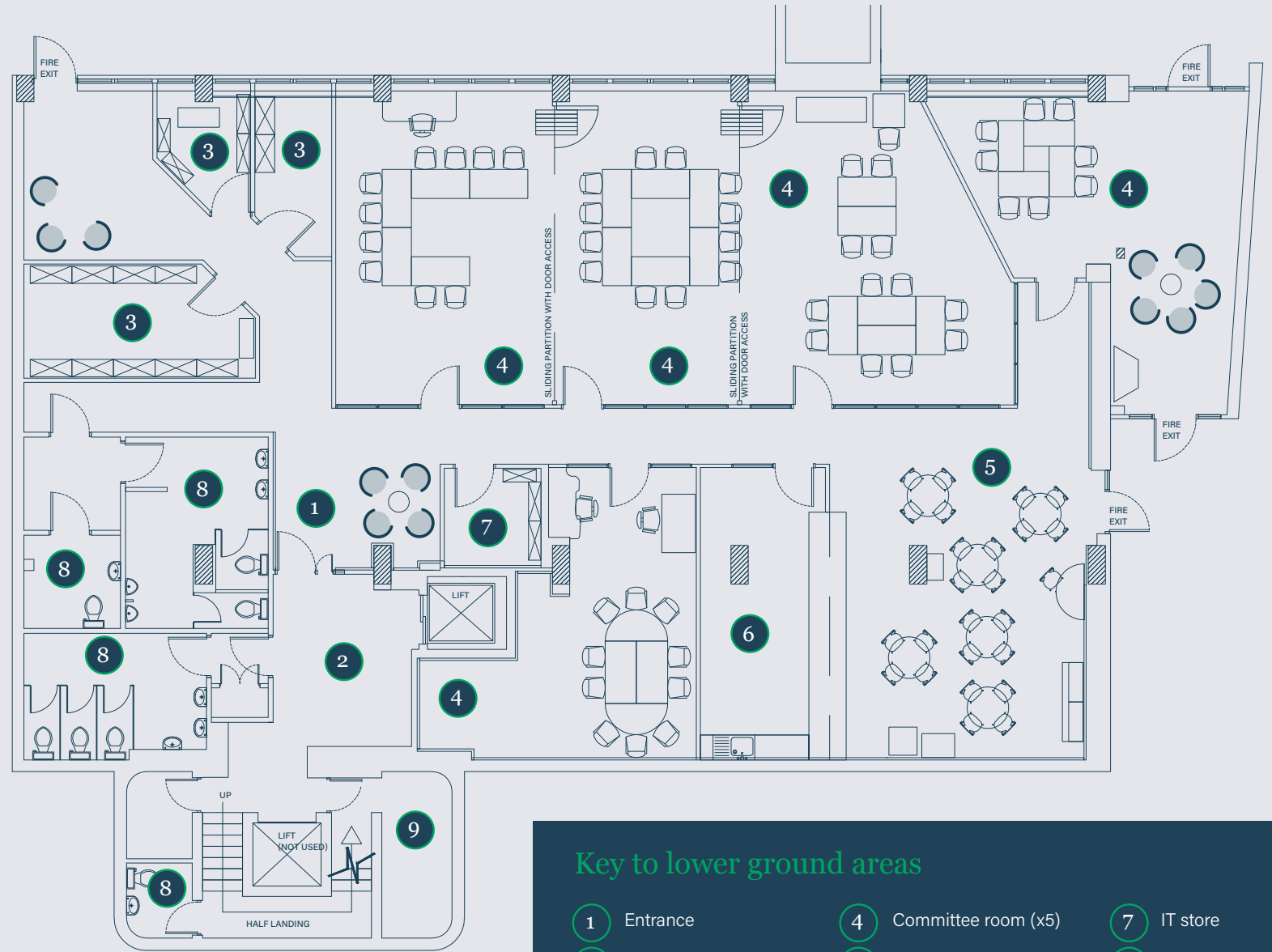
Floor plans

Lower ground floor

4,087 sq ft

(379.7 sq m)

Lower ground floor plan residential



Key to lower ground areas

- | | | |
|----------------------|-----------------------|--------------|
| 1 Entrance | 4 Committee room (x5) | 7 IT store |
| 2 Lower ground lobby | 5 Break out area | 8 WC |
| 3 Store | 6 Tea point servery | 9 Plant room |



Floor plans

Lower ground floor
Repurposed to residential

4,087 sq ft

(379.7 sq m)

Ground floor plan



Key to lower ground areas

- ① Lower ground lobby



Floor plans

Ground floor

3,528 sq ft
(327.7 sq m)



First floor plan



Key to ground floor areas

- 1 Ground lobby
- 2 Store
- 3 Mail room (x5)
- 4 Print office
- 5 Training room
- 6 Comms server
- 7 First Aid room
- 8 WC



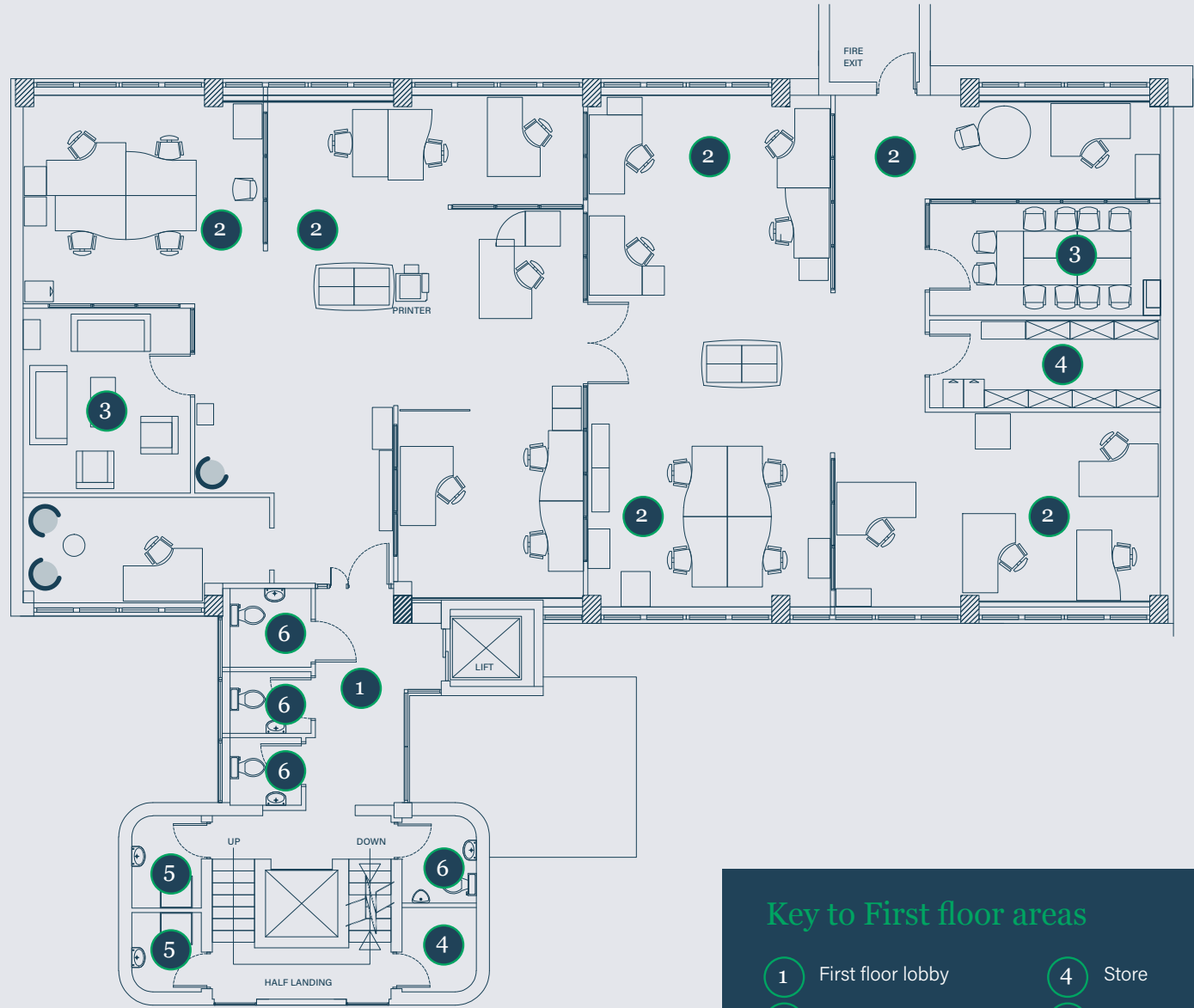
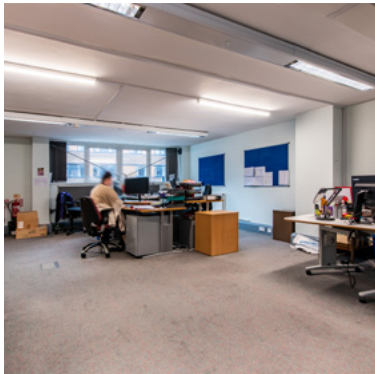
Floor plans

First floor

3,174 sq ft

(294.8 sq m)

First floor plan residential



Key to First floor areas

- 1 First floor lobby
- 2 Desk area
- 3 Meeting room
- 4 Store
- 5 Shower room
- 6 WC



Floor plans

First floor

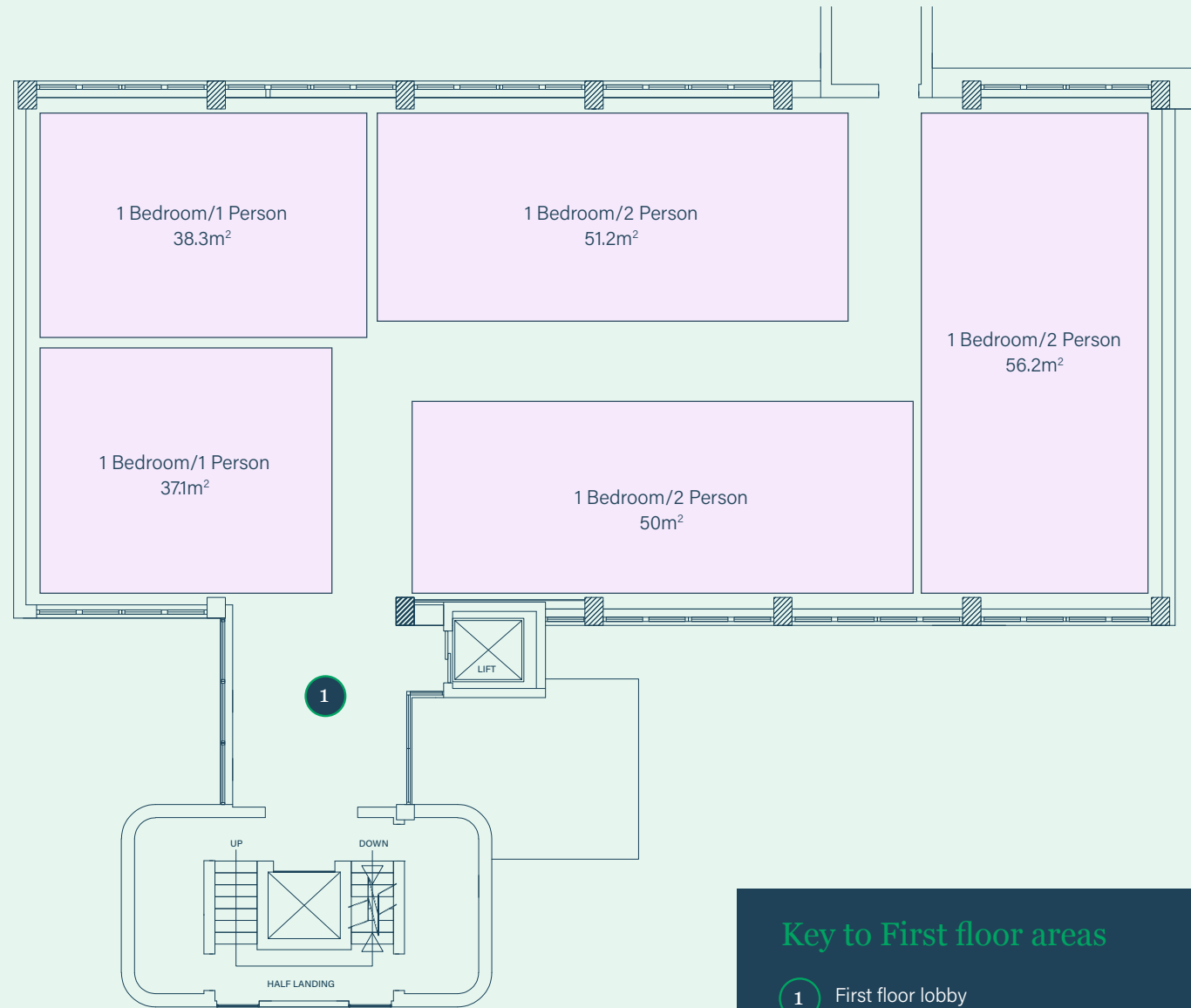
Repurposed to residential

3,174 sq ft

(294.8 sq m)



Second floor plan



Key to First floor areas

1 First floor lobby



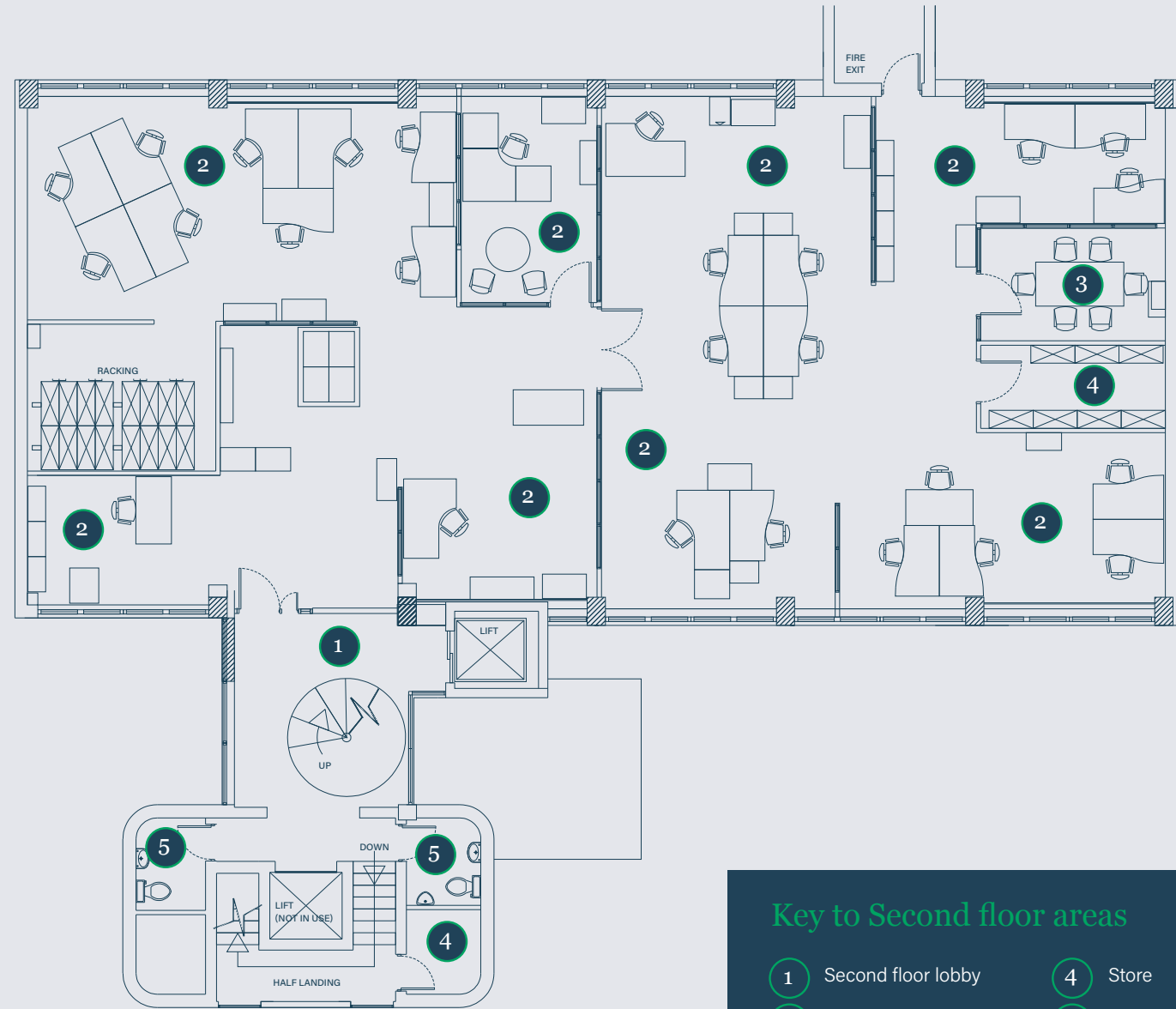
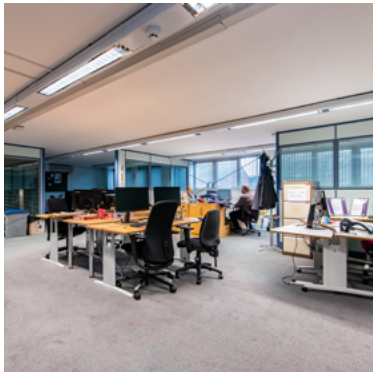
Floor plans

Second floor

3,174 sq ft

(294.8 sq m)

Third floor plan



Key to Second floor areas

- 1 Second floor lobby
- 2 Desk area
- 3 Meeting room
- 4 Store
- 5 WC



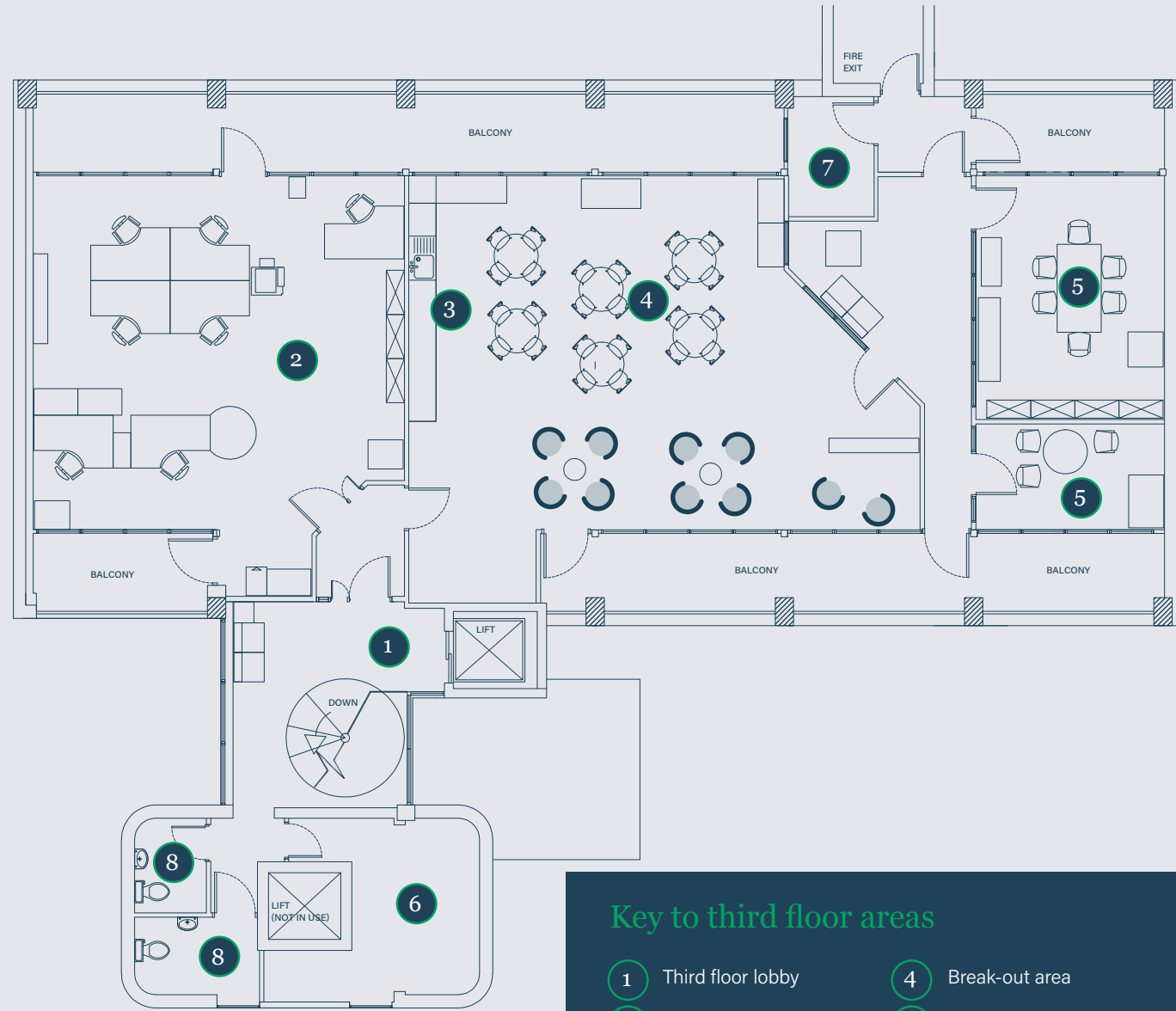
Floor plans

Third floor

The details



2,363 sq ft
(219.5 sq m)



Key to third floor areas

1 Third floor lobby	4 Break-out area	7 Store
2 Desk area	5 Meeting room	8 WC
3 Tea point/servery	6 Lift motor room	



The details

Tenure

The freehold interest is available, with vacant possession.

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.

VAT

All figures are quoted exclusive of VAT.

Business Rates

From enquiries undertaken from the Valuation Office Agency website we understand the following:

Rating Authority Nottingham City Council

Rateable Value £126,000

Guide Rates Payable £64,512

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' 79 – which is valid until 11th September 2026. A copy of the EPC is available upon request.

Viewings

Viewings are by way of appointment only with Landa Associates.

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.

Price

Offers over £2.15m (VAT not applicable).

Legal Costs

Each party to bear their own legal and professional fees incurred in this transaction.

Contact





Contact

Sunny Landa

M: 07733 464 322
T: 0115 772 2525
E: sunny@landaassociates.co.uk

LANDA REAL ESTATE
CONSULTANTS
ASSOCIATES

James Baker

M: 07776 200 830
T: 0207 467 5997
E: jamesbaker@whitedrucebrown.com

**WHITE DRUCE
& BROWN**
PROPERTY CONSULTANTS

10 VIVIAN AVENUE
SHERWOOD
NOTTINGHAM
NG5 1AF

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