No. 37 PARK ROW

NOTTINGHAM

GRADE A FULLY FITTED OFFICES TO LET

READY TO OCCUPY Q4 2026

NG1 6GH - 37PARKROW.CO.UK

37 Park Row is situated on the corner of Park Row and Cumberland Place in the heart of Nottingham's central business district known as the 'Castle Quarter'.

The building is undergoing a comprehensive refurbishment, to deliver a high-quality mix of fully fitted and traditional office accommodation in one of Nottingham's most prestigious locations.



CENTRALLY LOCATED

Nottingham railway station is located less than a mile away with multiple bus and tram stops within easy walking distance.

Nottingham is the largest city in the East Midlands, boasting a catchment population of over 1.3 million people and two world-leading universities with over 60,000 students delivering one of the youngest populations in the UK.

Retail
1. Broadmarsh
2. Victoria Centre
3. Market Square

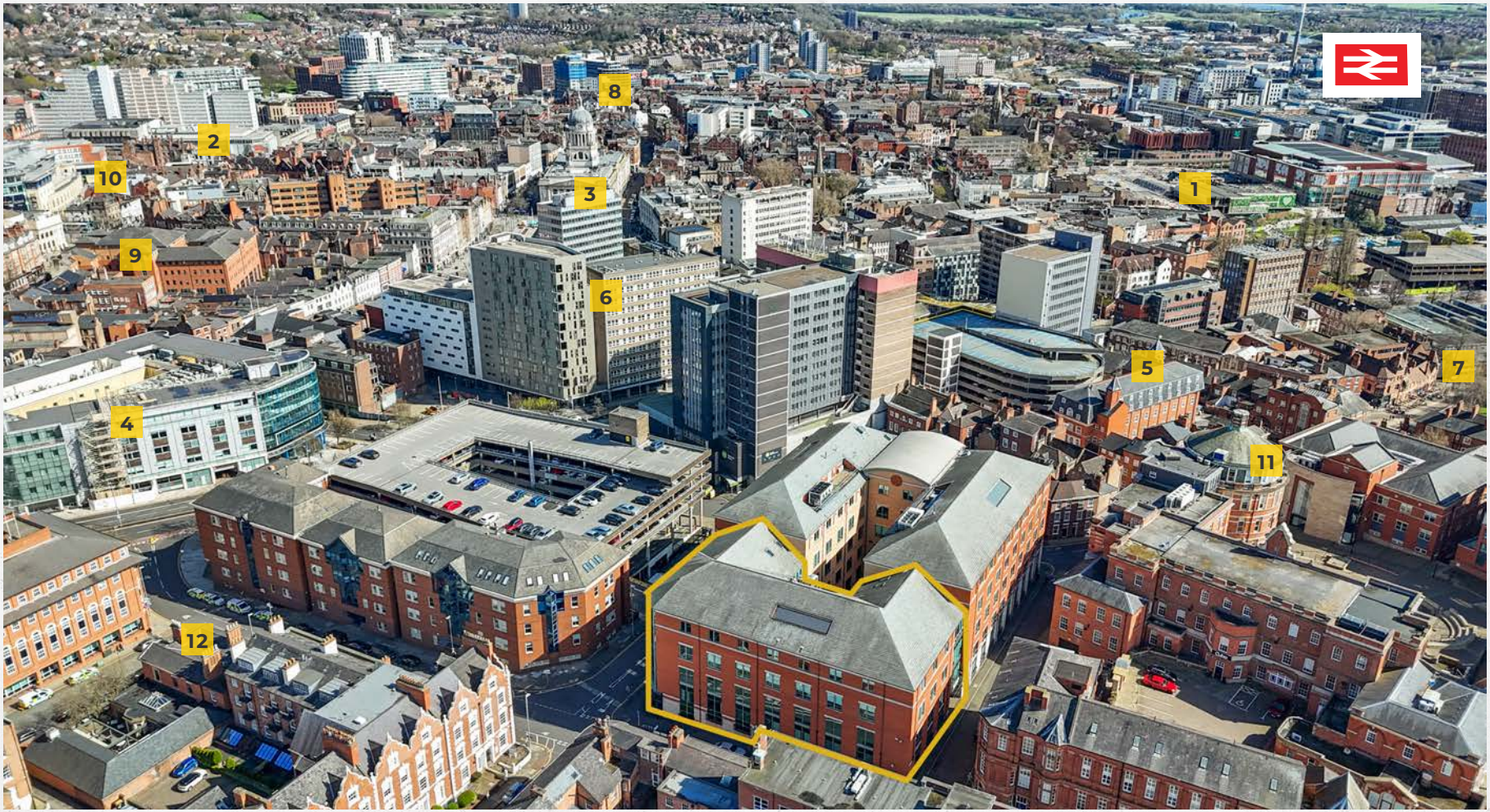
Hotels
4. Premier Inn
5. St James Hotel
6. Park Plaza

Green space
7. Nottingham Castle

Entertainment
8. Motorpoint Arena
9. Theatre Royal
10. The Cornerhouse

Food & drink
11. The Roundhouse
12. Browns

Transport
Nottingham Train Station



DESCRIPTION

37 Park Row is undergoing a comprehensive refurbishment to deliver modern workspace that meets the needs of today's occupiers.

The available accommodation is offered over first and second floor. The first floor will offer a rare opportunity to occupy a fully furnished office with no up-front capital expenditure, allowing businesses to move quickly and efficiently. The second floor will be refurbished to provide open plan space ready for an occupiers bespoke fit out.

KEY HIGHLIGHTS

- First floor- turnkey new fully fitted and furnished office space with 62 workstations, meeting rooms and collaboration space
- Second floor fully refurbished open plan office space
- Ready for occupation October 2026
- New concierge-style reception
- New WC and shower facilities
- Business lounge area with coffee making facilities
- Secure car parking

SUSTAINABILITY CREDENTIALS

- Targeting EPC A
- 5 EV charging spaces
- 60kWp Solar PV system
- New gas free VRF heating cooling system
- New LED PIR daylight sensitive lighting
- Enhanced energy monitoring
- High-quality, sustainably sourced furniture
- Secure cycle storage with end-of-journey facilities



Indicative CGI

Reception



Indicative CGI

Business lounge

Internal images are indicative CGIs for illustrative purposes only.

AVAILABLE ACCOMMODATION (NIA)

Floor	Sq ft	Sq m	
First	6,398	594.4	62 Workstations
Second	6,615	614.6	CAT A space
Total	13,013	1,209	

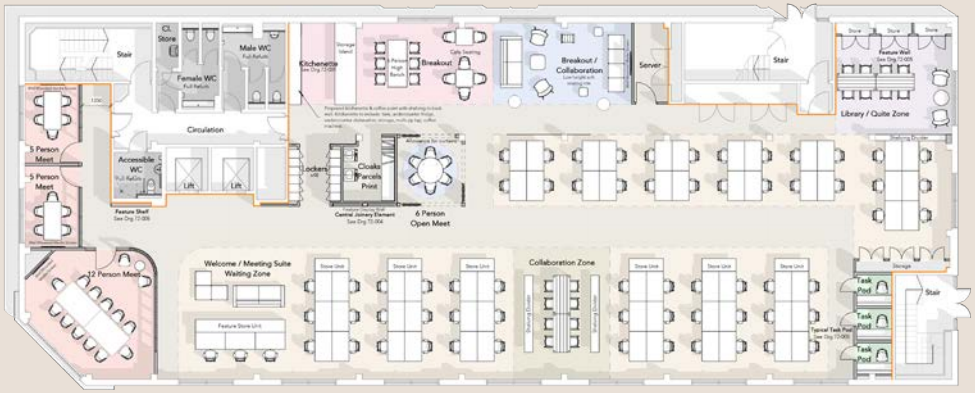


Indicative CGI



Indicative CGI

FULLY FITTED AND FURNISHED OFFICE SUITE



First floor fit-out specification

- Workstations 62
- 12 person meeting room 1
- 6 person meeting room 1
- 5 person meeting room 2
- Welcome zone 1
- Kitchenette 1
- Break out zone 2
- Task pod 3
- Lockers 22
- Quiet zone 1

N

Example space plans

Second floor 6,615 Sq ft





Indicative CGI

Breakout space and kitchen

No. 37
PARK ROW
NOTTINGHAM

TERMS / TENURE

Available by way of new lease direct from the Landlord on terms to be agreed between the parties.

BUILDING SERVICE CHARGE

A building service charge is payable which, for the current 2026 service charge year, equates to £9.08 psf pa (excluding utilities).

BUILDING RATES

According to the VOA website Rates Payable are approx. £8.32 psf pa (NB need to check this as may have increased in April)

VAT

VAT is applicable to rent and service charge.

ALL ENQUIRIES

FHP
fhp.co.uk
0115 950 7577

Mark Tomlinson MRICS
07917 576254
mark@fhp.co.uk

Amy Howard
07887 787894
amy.howard@fhp.co.uk

CBRE
0121 616 5555
www.cbre.co.uk

Michelle Mills
07733 314585
michelle.mills@cbre.com

Luke Nowacki
07880 164166
luke.nowacki@cbre.com



Indicative CGI



Indicative CGI

37PARKROW.CO.UK

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Internal images are indicative CGIs for illustrative purposes only. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. November 2026.