

No. 37

PARK ROW

N O T T I N G H A M

GRADE A FULLY FITTED OFFICES TO LET

READY TO OCCUPY OCTOBER 2026

NG1 6GH - [37PARKROW.CO.UK](http://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

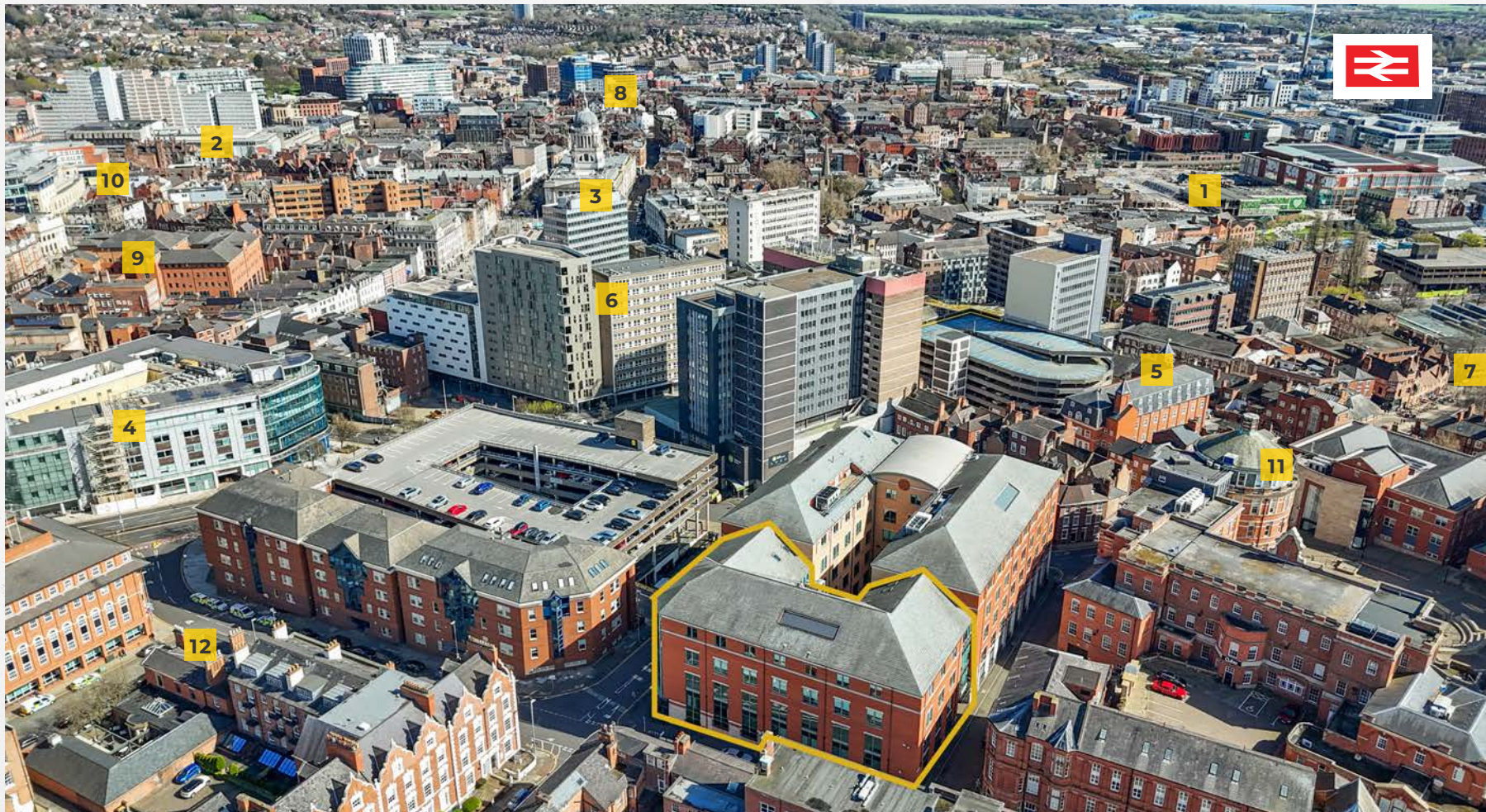
- 8. Motorpoint Arena
- 9. Theatre Royal
- 10. The Cornerhouse

### 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



Reception



Business lounge

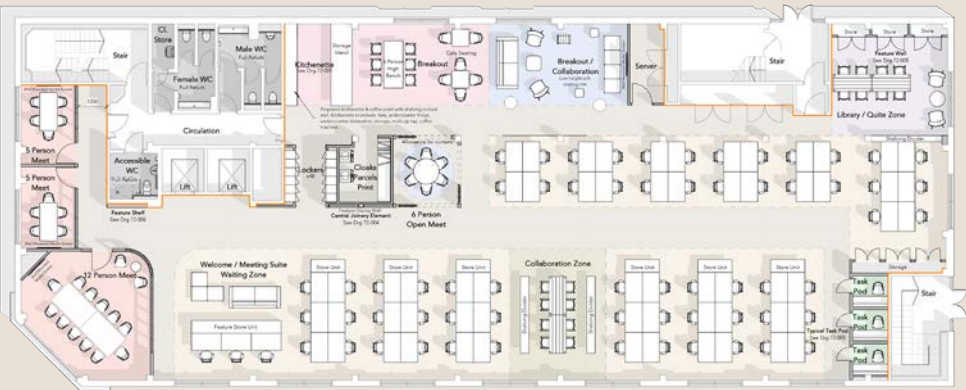
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AVAILABLE ACCOMMODATION (NIA)

| 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 |                 |



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



Example space plans

Second floor 6,615 Sq ft





Breakout space and kitchen

# No. 37

## PARK ROW

### NOTTINGHAM

ALL ENQUIRIES



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