



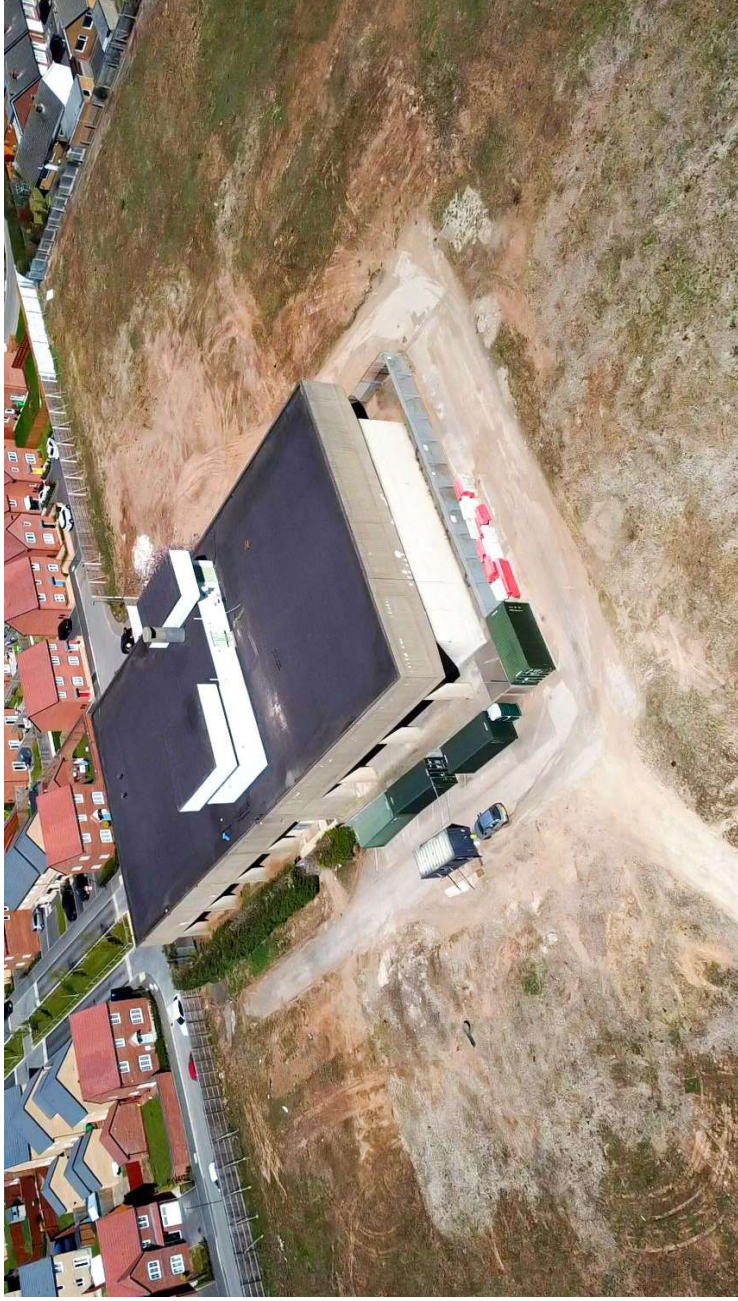
Homes
England



Nottingham War Rooms NG8 3SN

FOR SALE ALL ENQUIRIES

- Grade II Listed Building providing extensive accommodation extending circa 4,777 sq m over four levels benefitting from circa 2.1 hectares of developable land.
- Suitable for a variety of uses, subject to planning permission / listed building consent.
- Near City Centre location, 4 km (2.5 miles) from Nottingham City Centre and 6.4 km (4.5 miles) from the M1 motorway.
- Expressions of Interest sought no later than **5pm, Friday 4th June 2021**. Agents need not apply.



Thomas Lister 01527 871 640

www.thomaslister.com

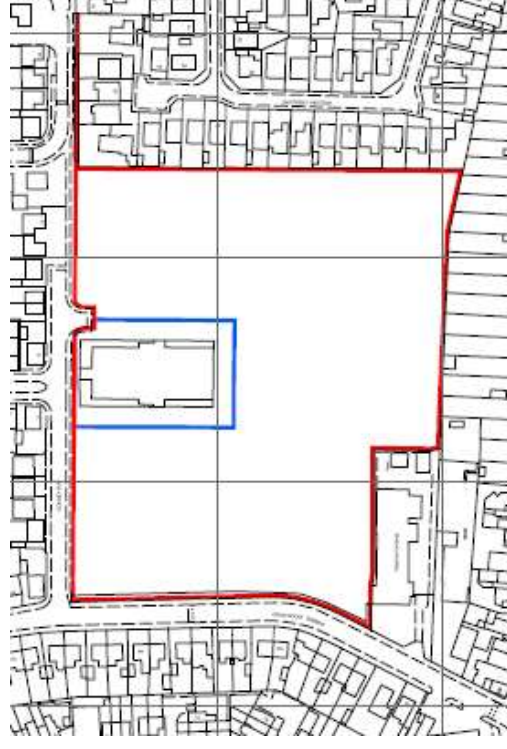
marika.lawrence@thomaslister.com 07776 295463

Location & Description

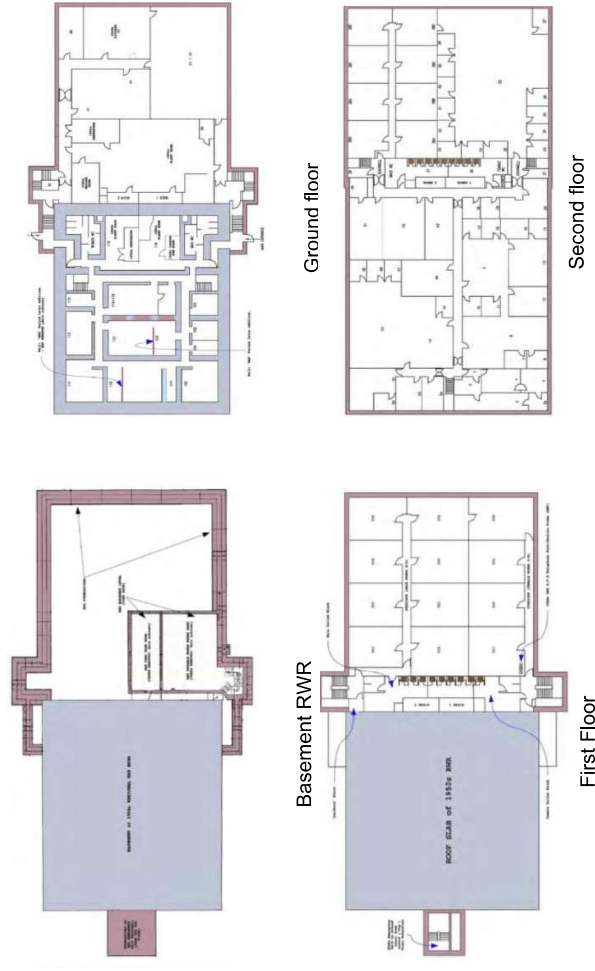
The Nottingham War Rooms is a unique historic building constructed circa 1952/1953 and later extended in the 1960s during the Cold War period. The site is accessed off Robin's Wood Road, to the south-west corner of the site.

The building comprises accommodation over four levels, with a total floor area of circa 4,777 sq m (see schedule below).

The opportunity also includes the benefit of 2.1 hectares of developable land, which is allocated for residential development in the Local Plan.



Floor	Description	Area (sq m)
Basement	RWR (Regional War Room)	630
	RSG (Regional Seat of Government)	127.5
Ground Floor	RWR	630
	RSG	795
First Floor	RSG	795
Second Floor	RSG	1,800
Total		4,777.5



Marketing & Disposal Process

The marketing and disposal process for this development opportunity will be run in three stages:

- **Expression of interest (EOI)**
- **Sifting Brief**
- **Invitation to tender (ITT)**

Bids will be invited for:

- The building as a stand-alone asset, or
- The building and development land for a comprehensive development scheme.

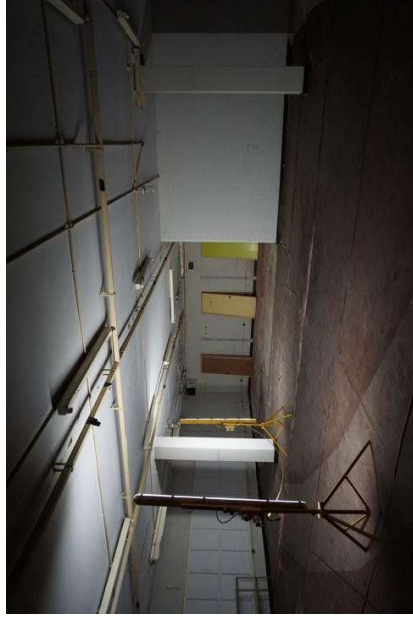
Bid are not invited for land alone.



More detailed information regarding the opportunity including previous historic use, feasibility and de-risking to be provided at the Expression of Interest stage with proposed programme for the for the marketing and disposal process.

Access to schematic plans a 3D Tour utilising Matterport technology and a detailed Planning Brief from Nottingham City Council will be available at the Sifting Brief stage of the process.

Full marketing and detailed information packs will be provided at the ITT Stage of the process.



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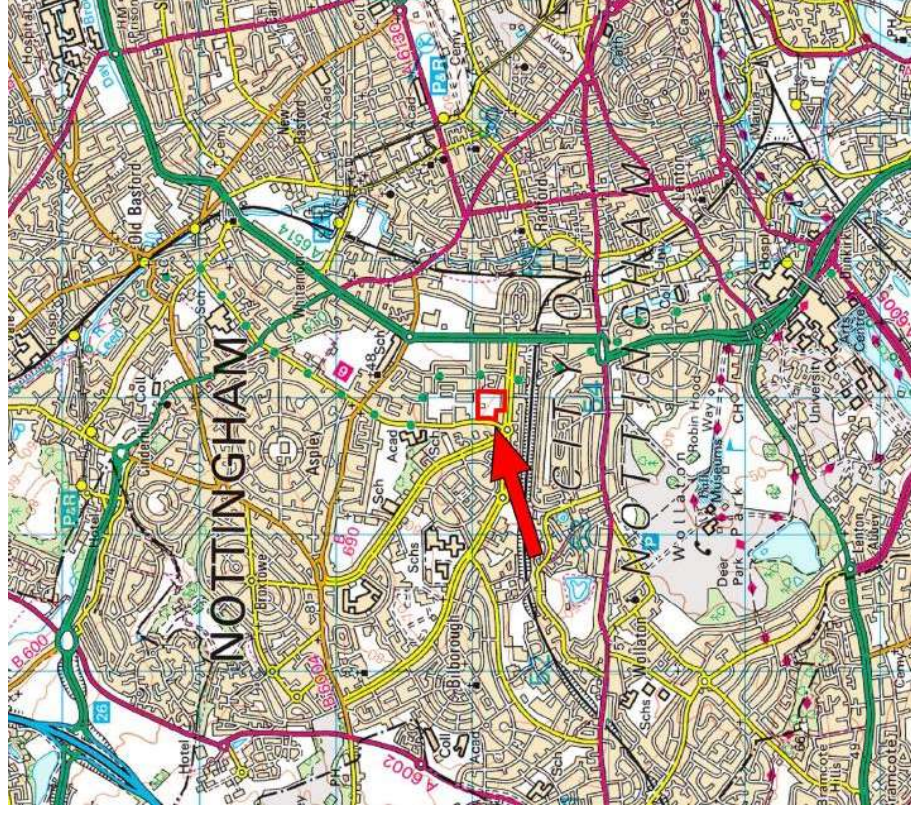
Expressions of Interest

Parties interested in this opportunity are invited to confirm their wish to participate in the future bidding stages (Sifting Brief and ITT). Bidders are not required to elaborate any further at this stage regarding their proposals on the opportunity.

The EOI deadline for this opportunity is **5pm, Friday 4th June 2021**. Confirmation of your interest must be made via email to Thomas Lister by this deadline in order for your company to be invited to participate in the Sifting Brief / ITT stages.

Viewing

Internal viewing of the building and site access will be strictly by appointment with the sole agents at the ITT stage of the process.



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Expressions of interest should be made via email to:

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or
Rachel Lister
07811 408788
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