

For Sale



ABB Site, Traffic Street, Nottingham, NG2 1NE

Opportunity to Acquire a Site with Development Potential (STP) – c.1 acre

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**AVISON
YOUNG**

Traffic Street


The Opportunity


The site comprises a series of three properties with c.1900's frontage structures and more recent c.1960s additions. There is a central yard accessible from a gated sole point of access from Traffic Street which is accessible to all elements of the property. As well as the secure yard, there are approximately 17 car parking spaces at the rear of the site.


The property is situated within a location that is historically synonymous with industrial uses but has witnessed significant recent development of medium-rise purpose-built student accommodation (PBSA) and other residential uses. The site is within excellent proximity to local amenities with the comprehensive range of services and facilities within Nottingham city centre being within walking distance. The tram runs a short distance from the property.


The site is roughly rectangular in shape and measures c.1 acre (0.4 ha). The accommodation extends c.27,852 sq. ft (2,568 sq m) GIA.

The property has the benefit of positive pre-application advice, with the Council supportive of the property being redeveloped to residential usage.

 Freehold property

 Approx. 1 acre (0.4 ha)

 Suitable for a variety of uses, including Residential & PBSA (STP)

 Prominent location within Nottingham



Location

Map



Transport and Local Area

The property is located in Nottingham, the largest City within the East Midlands. The City lies to the east of the M1 motorway, which connects London with Leeds.

Traffic Street is set back from Watery Street West which is a tram route into the City Centre. It is situated a short drive from the A453 giving direct access to the M1 motorway.

The Property is within walking distance of the city center and nearby amenities which include Castle Marina Retail Park, Sainsbury's and Lidl.

The Property is located a short distance from Nottingham main rail station (circa. 200m). Nottingham Railway Station provides services to Birmingham New Street (1 hour 14 minutes'), Liverpool Lime Street (2 hours 44 minutes') and London St Pancras (1 hour 37 minutes').

Nottingham is approximately 13 miles (21 km) to the west of Derby, 32 miles (51.5km) to the south of Sheffield and 45 miles (72 km) to the north-east of Birmingham.

Key

- Subject Property
- Castle Marina Retail Park
- Nottingham Railway Station
- Nottingham City Centre

Property detail

Tenure

The property comprises various freehold titles (title ref: NT307936, NT548424, NT585815, NT596652) which provide a combined site area of c.1 acre (0.4 ha).

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

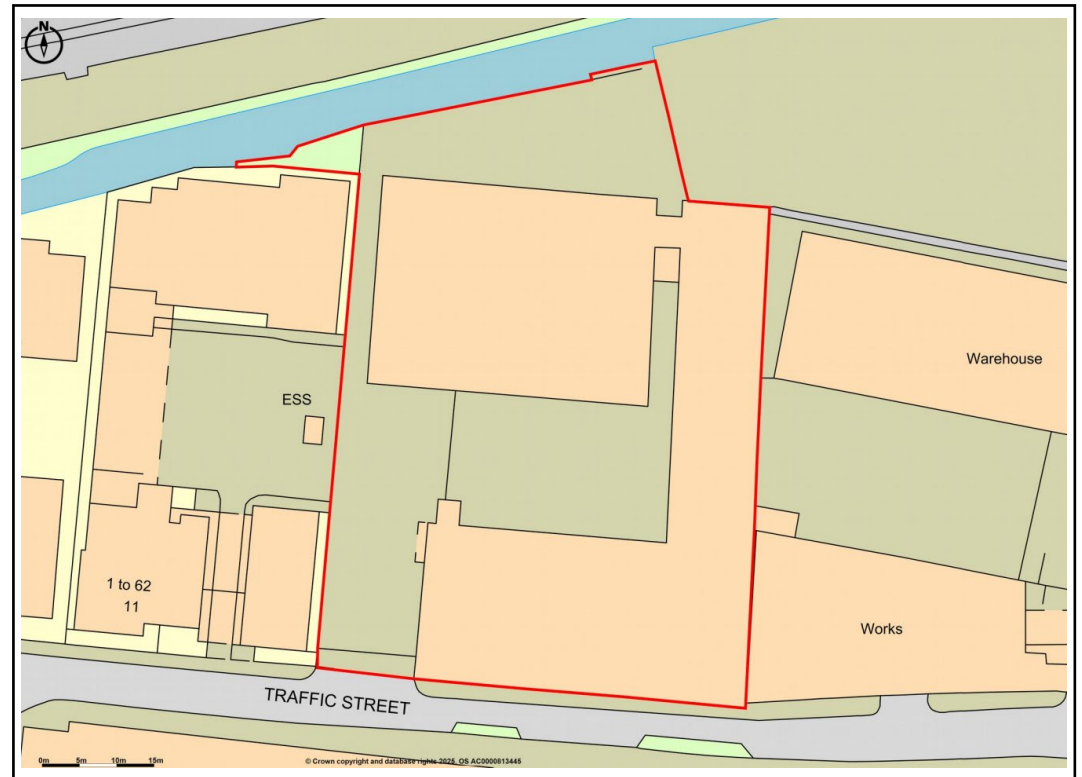
Services and Highways

We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Floor Areas

We have been advised of the following floor area measurements:

Floor/area	sq m	sq ft
Warehouse 1	1,234.67	13,290
Warehouse 2	950.30	10,229
Ground Floor Offices	61.59	663
First Floor Offices/Storage	219.71	2,365
Canteen	37.44	403
Locker Room	83.79	902
Total gross internal area	2,587.51	27,852
Mezzanine – First Floor Storage	926.61	9,974



**Please note the plan above is for indicative purposes only*

EPC

An Energy Performance Certificate dated 10th March 2025 shows a rating of E-120.

VAT

All offers are to be inclusive of VAT which may apply.

Property detail

Planning

The site falls under the jurisdiction of Nottingham City Council. Planning policy for the area is contained within the Nottingham City Aligned Core Strategy (Local Plan Part 1) adopted on 8th September 2014, which guides development until 2028, and the Land and Planning Policies Document – LAPP (2020) (Part 2 Local Plan).

The Traffic Street site is situated within the 'Canal Quarter' where planning policy support is provided for high quality offices, employment floorspace, residential uses, and entertainment and leisure uses. Planning policy support is also provided for student accommodation, albeit this is subject to policies around the avoidance of significant concentrations of student accommodation in one locality.

The property has the benefit of positive pre-application advice, with the Council supportive of the property being redeveloped to residential usage.

The Vendors have undertaken technical due diligence to inform the bidding process. The information will be made available to interested purchasers for consideration in the dedicated technical data room.

We recommend that all interested parties carry out their own due diligence and enquiries of Nottingham City Council to determine potential schemes at the site.

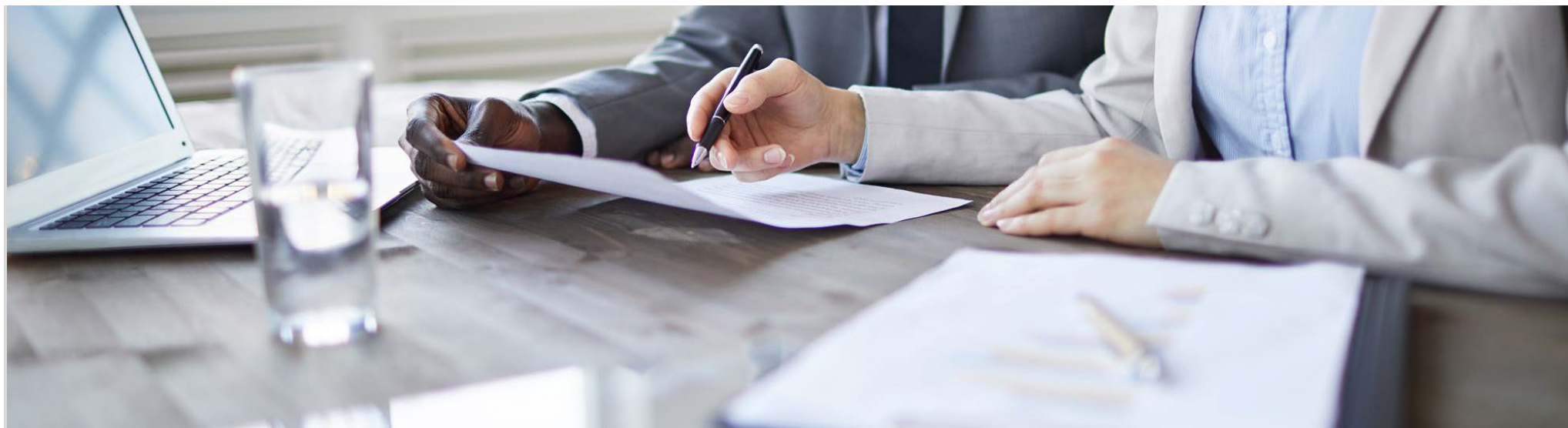


Viewings

The site remains operational and all parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

Method of sale



Technical Data Room

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website: <https://portal.kato.app/data-room/671/abb-site-traffic-street>

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

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Basis of Offers

Offers are to be submitted in writing by 12 noon on Friday 21st November 2025, together with any supporting information to the selling agents:

andrew.moss@avisonyoung.com
toby.moran@avisonyoung.com
alya.akhtar@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

**For more information
about this property,
please get in touch.**



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.