Chaucer Court Workshops, Chaucer Street, & Clarendon Chambers, Clarendon Street, Nottingham,

NG1 5LN

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)

acuitus
Real Estate Auctioneering & Investment



Substantial Freehold City Centre Multi Let Industrial Investment and Redevelopment Opportunity

www.acuitus.co.uk

Property Information

Substantial Freehold City Centre Multi Let Industrial Investment and Redevelopment Opportunity

- Chaucer Court Comprises 31 Multi Let Workshops producing £66,175 pax
- Clarendon Chambers comprises 3 floors of Office Accommodation subject to Vacant Possession.
- Situated in the University Quarter some 500 metres North of Nottingham City Centre.
- Immediately Adjacent to Nottingham Trent University's City Campus
- Potential for Residential or Student Accommodation Redevelopment (Subject to Consents)
- Neighbouring Occupiers include Nottingham Trent University, Nottingham College, High Pavement Sixth Form College, Premier Inn and Rock City

Lot

Auction
10th December 2026

Rent
£66,175 per Annum Exclusive
with Clarendon Chambers to be Let

Sector
Development, Vacant

Status
Available

On Behalf of Nottingham City Council

Auction Venue
Live Streamed Auction

Location

Miles	15 miles east of Derby, 22 miles north of Leicester, 33 miles south-east of Sheffield, 45 miles north-east of Birmingham
Roads	A52, A60, A610, M1 (J24/J25/J26)
Rail	Nottingham Railway Station
Air	East Midlands Airport

Situation

Nottingham is a major commercial, retail and university city in the East Midlands, with a population of approximately 326,000 (2025) (Source: https://www.nottinghaminsight.org.uk/population/). The city is home to two major universities, Nottingham Trent University and the University of Nottingham, with a student body of approximately 72,000 students.

The property is situated approximately 500 metres north of Nottingham city centre, within the Canning Circus Conservation Area and a well established University Quarter immediately adjacent to Nottingham Trent University's City Campus.

The properties occupy a highly prominent corner position at the junction of Chaucer Street and Clarendon Street, immediately adjacent to Nottingham Trent University's City Campus and its School of Social Sciences. The surrounding area comprises a mixture of university buildings, student accommodation, offices and commercial premises, with Nottingham College, Rock City and the Theatre Royal nearby.

Tenure

Freehold.

EPC

Chaucer Court Workshops - Please refer to Tenancy and Accommodation

Description

The property comprises two attractive and contiguous Grade II listed commercial buildings known as Chaucer Court Workshops and Clarendon Chambers.

Chaucer Court Workshops comprises 31 workshop/studio units on the ground, first and second floors together with ancillary accommodation at basement level. Chaucer Court is Accessed via a gated Archway under number 30 Chaucer Street, which is occupied by Nottingham Women's Centre and does not form part of the property being offered for sale.

Clarendon Chambers comprises Office accommodation on the lower ground, ground and first floors.

The property benefits from Car Parking for approximately 29 Car Carking spaces.

The property offers potential for residential redevelopment and potential student accommodation or other alternative uses, subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller additional sums as a contribution towards the Seller costs. Chaucer Court Workshops is being offered for sale subject to an overage provision detailed in the Special Conditions which are available in the Legal Pack.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Schedule. Clarendon Chambers - Please refer to the Legal Pack.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Income p.a.x.	EPC
Garage, Chaucer Court Workshops	Ground	Workshop	64.40	(693)	INDIVIDUALS	Periodic Tenancy	£5,548.32	D
Unit 1, Chaucer Court Workshops	Ground	Workshop	29.30	(315)	INDIVIDUALS	Periodic Tenancy	£2,979.90	D
Unit 3, Chaucer Court Workshops	Ground	Workshop	25.60	(276)	INDIVIDUALS	Periodic Tenancy	£2,355.84	D
Unit 4, Chaucer Court Workshops	Ground	Workshop	26.30	(283)	INDIVIDUALS	Periodic Tenancy	£2,677.18	E
Unit 5, Chaucer Court Workshops	Ground	Workshop	54.60	(588)	INDIVIDUALS	Periodic Tenancy	£5,010.48	D
Unit 6, Chaucer Court Workshops	Ground	Workshop	22.50	(242)	INDIVIDUALS	Periodic Tenancy	£2,065.68	D
Unit 7, Chaucer Court Workshops	Ground	Workshop	22.50	(242)	INDIVIDUALS	Periodic Tenancy	£2,065.71	E
Unit 8, Chaucer Court Workshops	Ground	Workshop	47.50	(511)	INDIVIDUALS	Periodic Tenancy	£3,271.42	E
Unit 9, Chaucer Court Workshops	First	Workshop	68.00	(732)	INDIVIDUALS	Periodic Tenancy	£5,482.56	D
Unit 10, Chaucer Court Workshops	First	Workshop	41.50	(447)	INDIVIDUALS	Periodic Tenancy	£3,865.20	E
Unit 11, Chaucer Court Workshops	First	Workshop	26.00	(280)	INDIVIDUALS	Periodic Tenancy	£2,240.64	E
Unit 12, Chaucer Court Workshops	First	Workshop	26.00	(280)	INDIVIDUALS	Periodic Tenancy	£2,240.64	E
Unit 13, Chaucer Court Workshops	First	Workshop	26.70	(287)	INDIVIDUALS	Periodic Tenancy	£1,333.80	D
Unit 14, Chaucer Court Workshops	First	Workshop	57.30	(617)	INDIVIDUALS	Periodic Tenancy	£2,507.45	D
Unit 15, Chaucer Court Workshops	First	Workshop	23.10	(249)	INDIVIDUALS	Periodic Tenancy	£1,984.62	E
Unit 17, Chaucer Court Workshops	First	Workshop	23.10	(249)	INDIVIDUALS	Periodic Tenancy	£1,493.76	E
Unit 18, Chaucer Court Workshops	First	Workshop	42.50	(457)	INDIVIDUALS	Periodic Tenancy	£3,649.08	D
Unit 21, Chaucer Court Workshops	Second	Workshop	26.00	(280)	INDIVIDUALS	Periodic Tenancy	£2,648.80	E
Unit 22, Chaucer Court Workshops	Second	Workshop	26.00	(280)	INDIVIDUALS	Periodic Tenancy	£2,648.80	E
Unit 23, Chaucer Court Workshops	Second	Workshop	26.60	(286)	INDIVIDUALS	Periodic Tenancy	£2,143.56	E
Unit 24, Chaucer Court Workshops	Second	Workshop	33.40	(360)	INDIVIDUALS	Periodic Tenancy	£960.36	D

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Income p.a.x.	EPC
Unit 27, Chaucer Court Workshops	Second	Workshop	22.70	(244)	INDIVIDUALS	Periodic Tenancy	£1,736.04	E
Unit 28, Chaucer Court Workshops	Second	Workshop	23.00	(248)	INDIVIDUALS	Periodic Tenancy	£1,852.32	D
Unit 29, Chaucer Court Workshops	Second	Workshop	42.50	(457)	INDIVIDUALS	Periodic Tenancy	£3,413.33	D
Unit 2, Chaucer Court Workshops	Ground	Workshop	25.60	(276)	VACANT POSSESSION	-	-	E
Unit 16, Chaucer Court Workshops	First	Workshop	23.10	(249)	VACANT POSSESSION	-	-	E
Unit 19, Chaucer Court Workshops	Second	Workshop	71.80	(773)	VACANT POSSESSION	-	-	G
Unit 20, Chaucer Court Workshops	Second	Workshop	47.10	(507)	VACANT POSSESSION	-	-	E
Unit 25, Chaucer Court Workshops	Second	Workshop	23.00	(248)	VACANT POSSESSION	-	-	D
Unit 26, Chaucer Court Workshops	Second	Workshop	22.70	(244)	VACANT POSSESSION	-	-	E
Unit 30, Chaucer Court Workshops	Third	Workshop	71.80	(773)	VACANT POSSESSION	-	-	D
Chaucer Court Workshops	Basement	Ancillary	186.96	(2,012)	VACANT POSSESSION	-	-	Please refer to Legal Pack
Clarendon Chambers	Basement Ground First	Office/Ancillary	85.77 330.03 348.14	(923) (3,552) (3,746)	VACANT POSSESSION	-	-	Please refer to Legal Pack
Total Approximate Floor Areas			**2,063.10(1)**	**(22,206)(1)**			**£66,175.44 with Clarendon Chambers to be Let**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk). As for Clarendon Chambers and Basement of Chaucer Court Workshops, these floor areas are from the floor plans.


On Behalf of
Nottingham City Council
The Exchange Shopping Centre
Theatre Royal & Royal Concert Hall
Old Market Square
Nottingham Trent University
Talbot Street Car Park (440 spaces)
The Property
Google Maps


On Behalf of
Nottingham City Council
Clarendon Chambers
Entrance to Chaucer Court Workshops


Clarendon Chambers


Clarendon Chambers


Chaucer Court Workshops


Chaucer Court Workshops


Taylor
Entrance to Chaucer Court Workshops


Clarendon Chambers


VPV
Parking
Chaucer Court Workshops


Chaucer Court Workshops




Chaucer Court Workshops

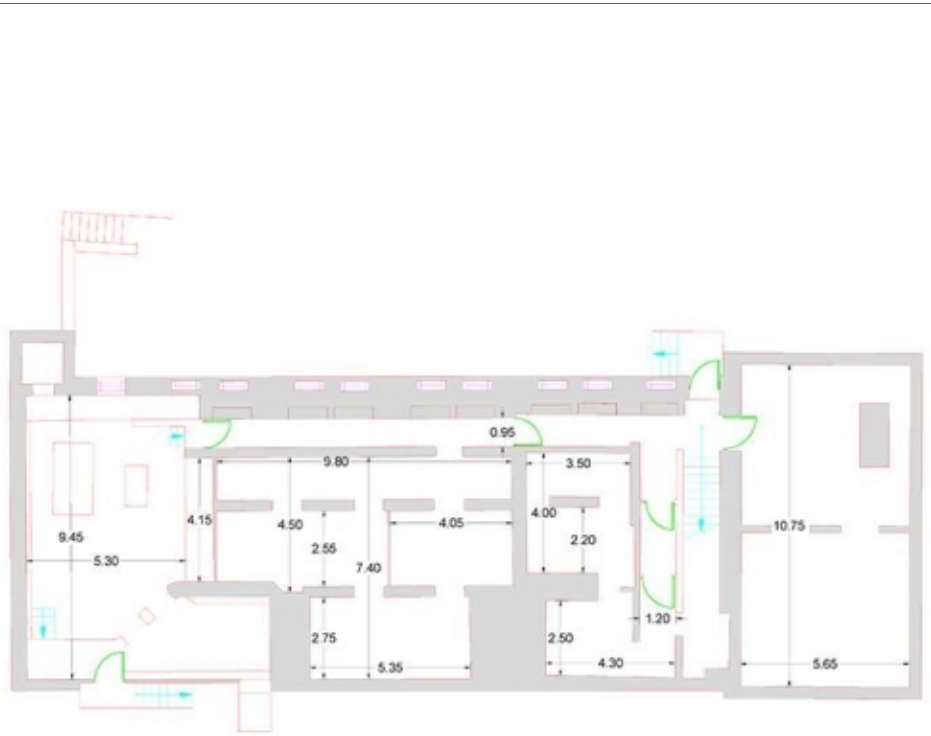

Chaucer Court Workshops


Chaucer Court Workshops


Clarendon Chambers


Clarendon Chambers

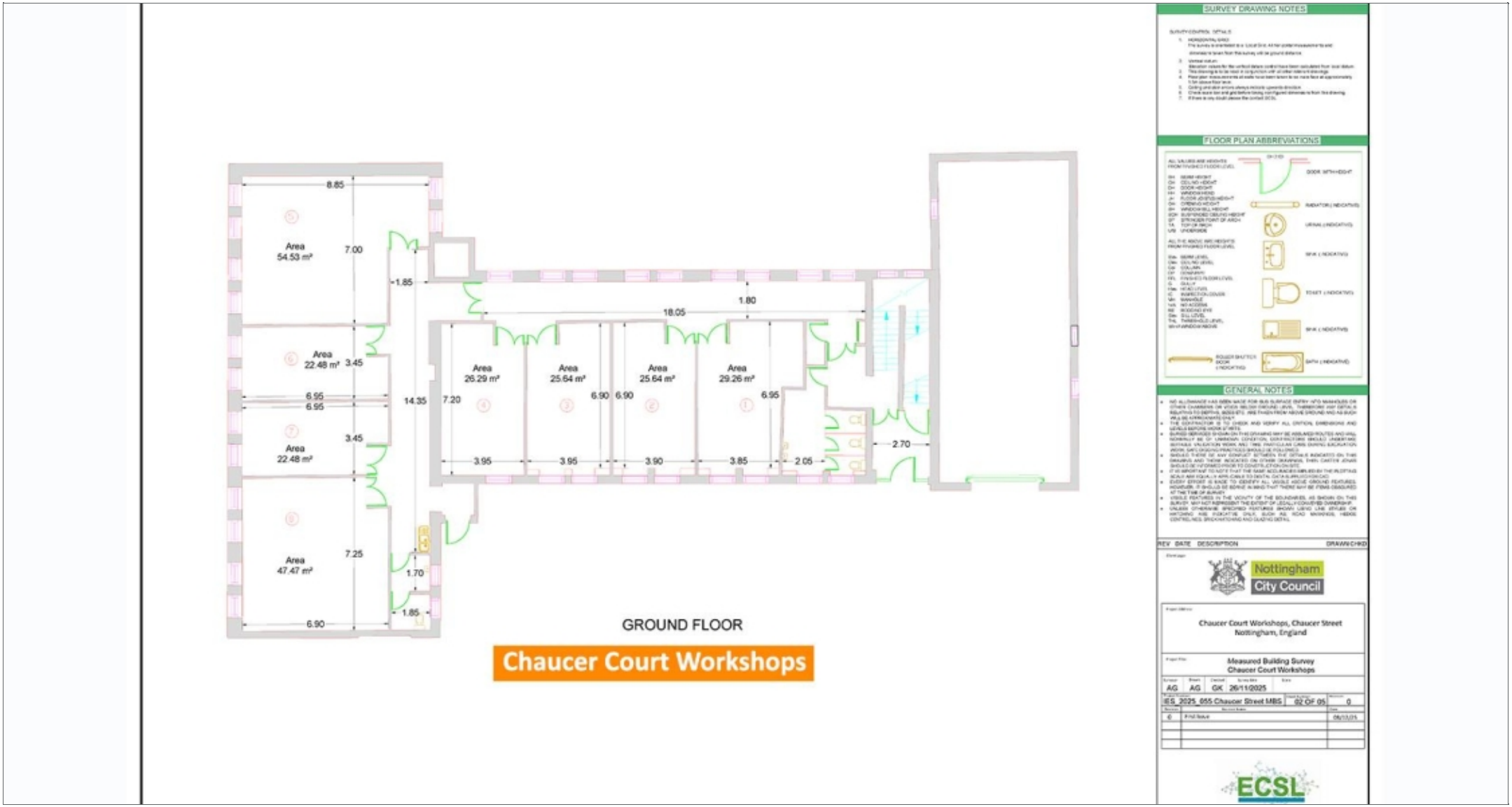

Clarendon Chambers

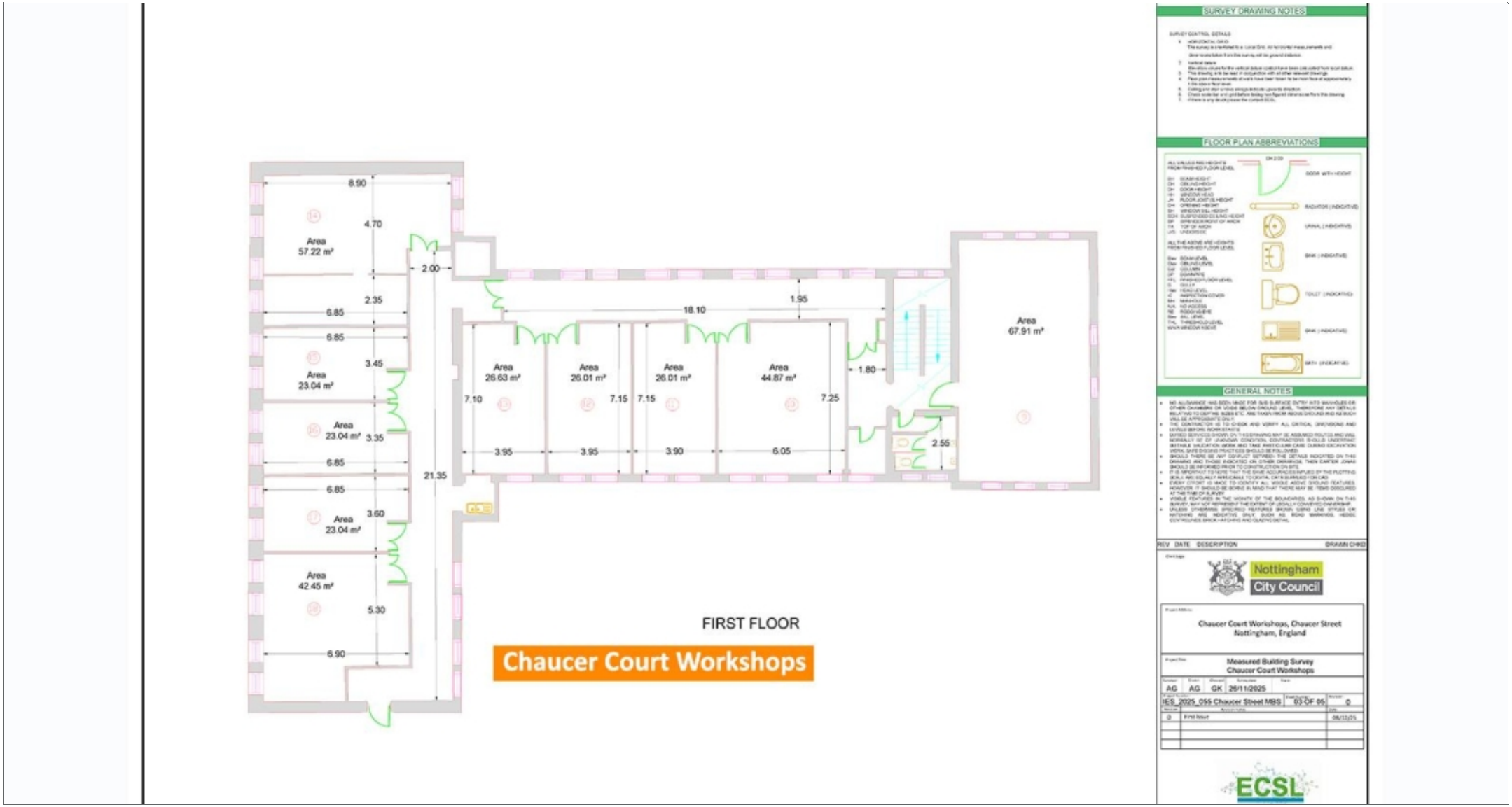


BASEMENT

Chaucer Court Workshops




8.85
Area
54.53 m²
7.00
1.85
18.05
1.80
Area
22.48 m²
3.45
6.95
6.95
14.35
7.20
Area
26.29 m²
Area
25.64 m²
6.90
6.90
Area
25.64 m²
Area
29.26 m²
6.95
2.70
3.45
Area
22.48 m²
3.95
3.95
3.90
3.85
2.05
7.25
Area
47.47 m²
1.70
1.85
6.90
GROUND FLOOR
Chaucer Court Workshops
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
REV DATE DESCRIPTION DRAWN CHKD
Nottingham City Council
Chaucer Court Workshops, Chaucer Street
Nottingham, England
Measured Building Survey
Chaucer Court Workshops
AG AG GK 26/11/2025
IES_2025_055 Chaucer Street MBS
02 OF 05
0
ECSL


8.90
4.70
Area
57.22 m²
2.00
2.35
6.85
6.85
3.45
Area
23.04 m²
Area
23.04 m²
3.35
6.85
6.85
Area
23.04 m²
3.60
Area
42.45 m²
5.30
6.90
21.35
18.10
1.95
Area
26.63 m²
Area
26.01 m²
Area
26.01 m²
Area
44.87 m²
7.10
7.15
7.15
7.25
1.80
3.95
3.95
3.90
6.05
2.55
Area
67.91 m²
FIRST FLOOR
Chaucer Court Workshops
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
Nottingham
City Council
Chaucer Court Workshops, Chaucer Street
Nottingham, England
Measured Building Survey
Chaucer Court Workshops
ECSL

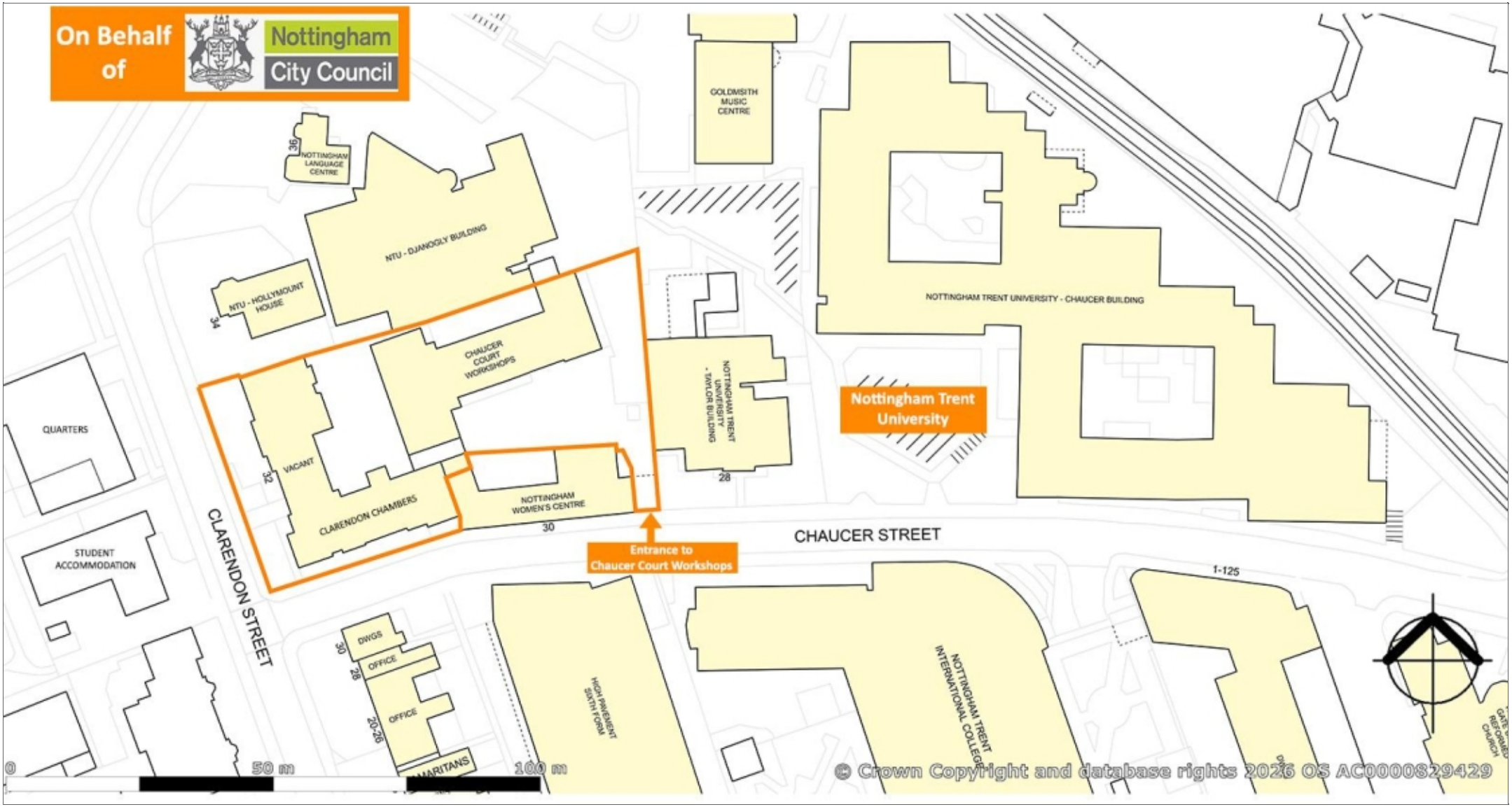

Area 33.44 m²
Area 23.03 m²
Area 23.03 m²
Area 23.03 m²
Area 23.03 m²
Area 42.45 m²
Area 26.66m²
Area 26.01 m²
Area 26.01 m²
Area 45.05 m²
Area 67.91 m²
18.10
1.95
7.10
7.15
7.15
7.25
6.05
2.15
3.95
3.90
3.90
SECOND FLOOR
Chaucer Court Workshops
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
REV DATE DESCRIPTION DRAWN CHKD
Nottingham City Council
Chaucer Court Workshops, Chaucer Street Nottingham, England
Measured Building Survey Chaucer Court Workshops
AG AG GK 26/11/2025
IES_2025_055 Chaucer Street MBS 04 OF 05 0
ECSL


Area
71.81 m²
THIRD FLOOR
Chaucer Court Workshops
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
Nottingham
City Council
Chaucer Court Workshops, Chaucer Street
Nottingham, England
Measured Building Survey
Chaucer Court Workshops
ECSL


GRID NORTH
Stone Wall 1m
Stone Wall 4m
Path
Metal Fence 0.8m
Car Park
Stone Wall 0.5m
Path
Gate 1.1m
Stone Wall 0.8m
Metal Fence 1m
Brick Wall 0.8m
RAMP
Metal Fence 0.8m
Gate 1.5m
Metal Fence 0.8m
RAMP
Metal Fence 0.8m
Clarendon Chambers
BASEMENT
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
Nottingham City Council
Clarendon Chambers, Clarendon Street Nottingham, England
Measured Building Survey Clarendon Chambers
ECSL


GRID NORTH
N
Metal Fence 1m
RAMP
Brick Wall 0.8m
Metal Fence 1.0m
RAMP
Metal Fence 0.8m
Clarendon Chambers
GROUND FLOOR
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
Nottingham City Council
Clarendon Chambers, Clarendon Street Nottingham, England
Measured Building Survey Clarendon Chambers
ECSL


NORTH
FIRST FLOOR
Clarendon Chambers
SURVEY DRAWING NOTES
FLOOR PLAN ABBREVIATIONS
GENERAL NOTES
Nottingham City Council
Clarendon Chambers, Clarendon Street
Nottingham, England
Measured Building Survey
Clarendon Chambers
ECSL


On Behalf of
Nottingham City Council
GOLDSMITH MUSIC CENTRE
36
NOTTINGHAM LANGUAGE CENTRE
NTU - DJANOGLY BUILDING
NTU - HOLLYMOUNT HOUSE
34
CHAUCER COURT WORKSHOPS
NOTTINGHAM TRENT UNIVERSITY - CHAUCER BUILDING
NOTTINGHAM TRENT UNIVERSITY - TAYLOR BUILDING
Nottingham Trent University
28
QUARTERS
32
VACANT
CLARENDON CHAMBERS
NOTTINGHAM WOMEN'S CENTRE
30
CHAUCER STREET
Entrance to Chaucer Court Workshops
CLARENDON STREET
STUDENT ACCOMMODATION
DWGS
OFFICE
OFFICE
30
28
20-26
HIGH PAVEMENT SIXTH FORM
NOTTINGHAM TRENT INTERNATIONAL COLLEGE
1-125
0
50 m
100 m
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Helen.Bell@nottinghamcity.gov.uk

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2026