

Third Floor | 12 Regent Street | Nottingham | NG1 5BQ

Good quality office unit within a period building in Nottingham's prestigious Professional Quarter

30m²
(325ft²)

- Attractive building in the heart of Nottingham's Professional Quarter
- 5 minutes' walk to Market Square
- Bars, restaurants, hotels and train station close by
- All inclusive rental at a competitive rate
- Flexible tenancy agreements available
- Immediately available



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Location



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Location

The property is located on Regent Street which lies in the heart of Nottingham's Professional Quarter, offering and elegant recency street scene within minutes' walk of Nottingham City Centre.

The immediate vicinity is populated by numerous professional companies, medical consultants, barristers, solicitors and property professionals.

The location sits amongst a plethora of amenities such as bars, restaurant and hotels as well as being a short walk from Nottingham's Market Square and the central shopping areas.

Description

The property comprises a good quality period office building that provides accommodation over four floors offering both period features and excellent natural light throughout. The Grade II Listed property also provides the following basic specification:

- Open plan floor plates
- Cat 5 cabling
- Grey carpeting
- White emulsion decoration
- Period sash windows
- Halogen strip lighting
- Gas fired central heating
- Shared WC facilities
- Shared kitchen facilities





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Accommodation

From measurements taken on site we understand the third floor has the following Net Internal Area:

30m² (325ft²)

(This information is given for guidance purposes only)

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

From enquiries of the Valuation Office Agency website, we understand the following:

Rateable Value:	£4,050
Rates Payable 2023/24:	£2,020.95

(This information is given for guidance purposes only)

EPC

A copy of the EPC is available from the agent.

Car Parking

There is no allocated car parking, however, there are numerous metered and contract car parking options available in the immediate vicinity.



Location



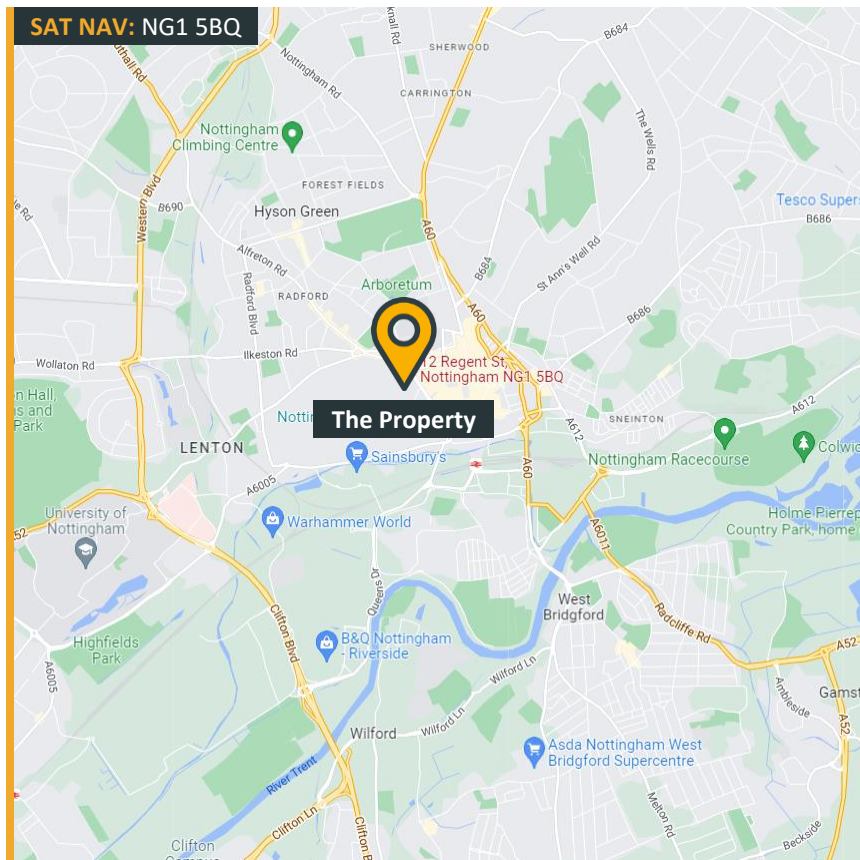
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Rent

The office is available on a flexible lease agreement at the following quoting rent:

£7,500 per annum inclusive

The rent is inclusive of utility bills, however, exclusive of business rates, broadband and telephone bills

VAT

VAT applies to rent and other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.