

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

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

30m<sup>2</sup>  
(325ft<sup>2</sup>)

- 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



**TO LET**



Location



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## Location

The property is located on Regent Street which lies in the heart of Nottingham's Professional Quarter, offering an elegant regency 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





## Accommodation

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

**30m<sup>2</sup> (325ft<sup>2</sup>)**

(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.

