Hine House | Regent Street The Professional Quarter | Nottingham | NG1 5BS

Beautifully refurbished period office suites in the heart of Nottingham's Professional Quarter

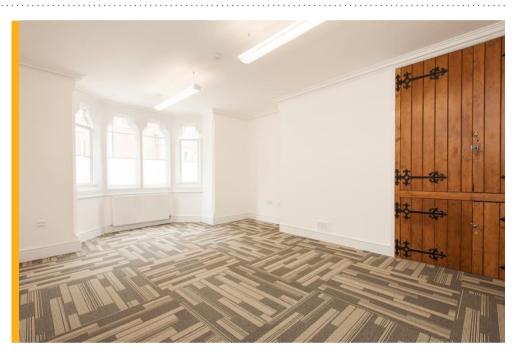
From 18m² (193ft²) to 86m² (924ft²)



- Landmark building in the heart of Nottingham's Professional Quarter
- Five minutes walk to Market Square
- Bars, Restaurants and Hotels close by
- Flexible terms
- All inclusive rents
- Available immediately



To Let



Location

The property fronts Regent Street which lies in the heart of Nottingham's Professional Quarter, offering an elegant regency street scene within minutes walk of the Nottingham City Centre populated by professional companies, medical consultants, barristers, solicitors and property professionals.

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

The Property

The property comprises a high quality period office building with accommodation over 4 floors, offering excellent natural light throughout.

This Grade II listed landmark property was a former residence of the renowned architect T.C Hine and has been sympathetically refurbished to provide fantastic office suites maintaining many of the buildings original period features. The specification includes:

- New LG7 compliant lighting
- New kitchenette, WC & Shower facilities
- Redecorated throughout
- 24/7 accessible door entry system
- New floor coverings throughout
- Cleaning services included
- Business rates & utilities included
- Super fast broadband included
- Microwave, tea & coffee making facilities provided



Accommodation

Our measurements confirm the following net internal floor areas:

Description	m²	ft²
Suite 1 – First Floor	33	355
Suite 2 – Second Floor	35	376
Suite 3 – Second Floor	18	193
Total:	86	924

(This information is given for guidance purposes only)

Rent

The offices are available on flexible terms at the following, all inclusive rents:

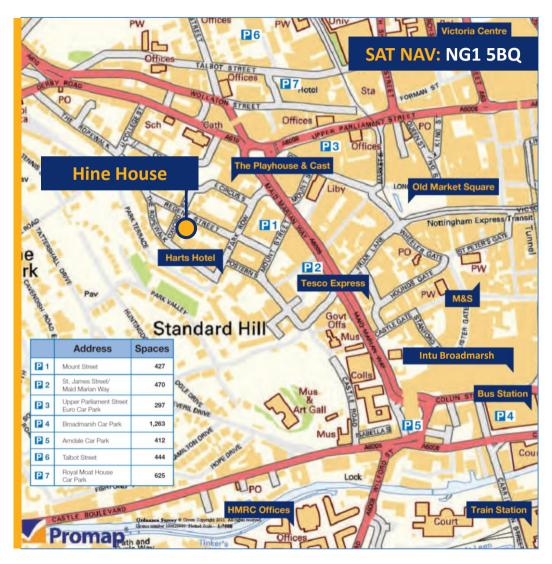
Description	Rent
Suite 1	£12,450 per annum exclusive
Suite 2	£13,150 per annum exclusive
Suite 3	£6,750 per annum exclusive
Total:	£32,350 per annum exclusive

Car Parking

There is both metered and contract car parking available in the immediate vicinity.

VAT

It is understood that VAT is applicable on the rent due.



For further information or to arrange to view please contact:

Thomas Szymkiw

T: 0115 8411159M: 07896 035805E: thomas@fhp.co.uk

Mark Tomlinson

- T: 0115 8411134 M: 07917 576254
- E: mark@fhp.co.uk

FHP www.fhp.co.uk 0115 950 7577

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Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

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