

LOWER GROUND FLOOR, 17 REGENT STREET,

NOTTINGHAM NG1 5BS

Office suite in characterful building

73.02 sq m (786 sq ft)

TO LET

- Period office suite
- In the heart of Nottingham's Professional Quarter
- Grade II Listed building
- No business rates applicable *
- £666 per calendar month
- Flexible lease terms available



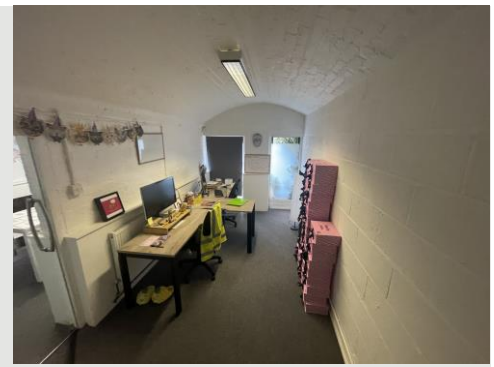
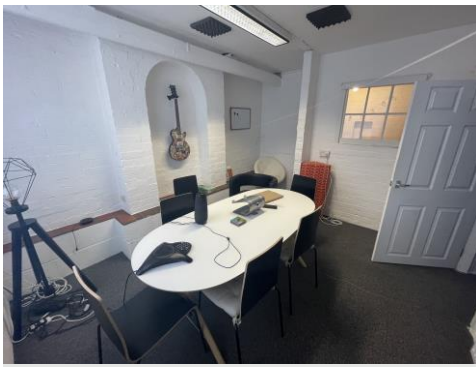
AVAILABLE SEPTEMBER 2021



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

Regent Street rightly forms the beating heart of Nottingham's Professional Quarter, with occupiers including a broad range of professions such as medical consultants, law firms and barristers' chambers, solicitors and chartered surveyors.

One of the principal attractions of the location to such companies is its accessibility to the City Centre, which is only a few minutes' walk away. Furthermore, the location is well served with bars and restaurants including Harts, World Service, and Browns Brasserie.

DESCRIPTION

The premises comprise a refurbished Period office suite providing centrally heated, carpeted and well maintained accommodation, which is ready for immediate occupation. The space provides cellular office and own kitchen and WC facilities.

One car parking space is included within the rent.

ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

73.02 sq m (786 sq ft)

SERVICES

We understand that all mains services are available and connected to the property, but we can provide no warranty with regard to their capacity or connectivity.

EPC

The property has an EPC rating of 87 falling within Band 'D'.

TOWN & COUNTRY PLANNING

The property has consent for use as an office within Class E of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Office & Premises
Rateable Value:	£6,790
Period:	2021/22

*If the suite is a business' sole commercial premises, they would qualify for 100% relief from Business Rates.

TENURE

The property is available by way of an internal repairing lease for a term of years to be agreed.

RENT

£8,000 per annum.

SERVICE CHARGE

There is a service charge levied in respect of the maintenance and upkeep of the common parts of 17 Regent Street. Further information is available upon request.

VAT

VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

SUBJECT TO CONTRACT

Viewing by prior appointment only

Charlotte Steggles

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.