

14 Regent Street | The Professional Quarter | Nottingham | NG1 5BQ

## Highly refurbished period office suites situated in Nottingham's Professional Quarter

20m<sup>2</sup> to 33m<sup>2</sup>  
(215ft<sup>2</sup> to 350ft<sup>2</sup>)

- Grade II listed building in the heart of Nottingham's Professional Quarter
- 5 minutes walk to Market Square
- All inclusive rents
- Flexible terms
- Available immediately
- Plethora of amenities nearby



**TO LET**



Location



Gallery



Video



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## Location

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

The location offers a plethora of amenities in close proximity such as bars, restaurants and hotels and the central shopping areas.

## Description

The property comprises a stunning period building that offers office accommodation across five floors, providing excellent natural light throughout. The property has recently been refurbished to provide office suites maintaining many of the building's original features throughout. The specification includes:

- WC and kitchen facilities
- Redecoration throughout
- 24/7 access door entry system
- Carpet tiles throughout
- Cleaning services included
- Business rates and utilities included
- Car parking spaces available
- Stunning ceiling heights
- Large sash windows





## Floor Areas & Rental

Description	m <sup>2</sup>	ft <sup>2</sup>	Rent
Lower Ground Floor	20	215	Let
Ground Floor – Rear	27	294	Let
First Floor – Front	35	376	Let
First Floor – Rear	29	317	Let
Second Floor – Front	33	350	£10,500
Second Floor – Rear	21	222	Let
Third Floor – Front	29	312	Let
Third Floor – Rear	22	232	Let

(This information is given for guidance purposes only)

## VAT

It is understood that VAT is applicable to the rent due at the standard rate.

## EPC

The EPC rating for the property is available from the agent.





Location



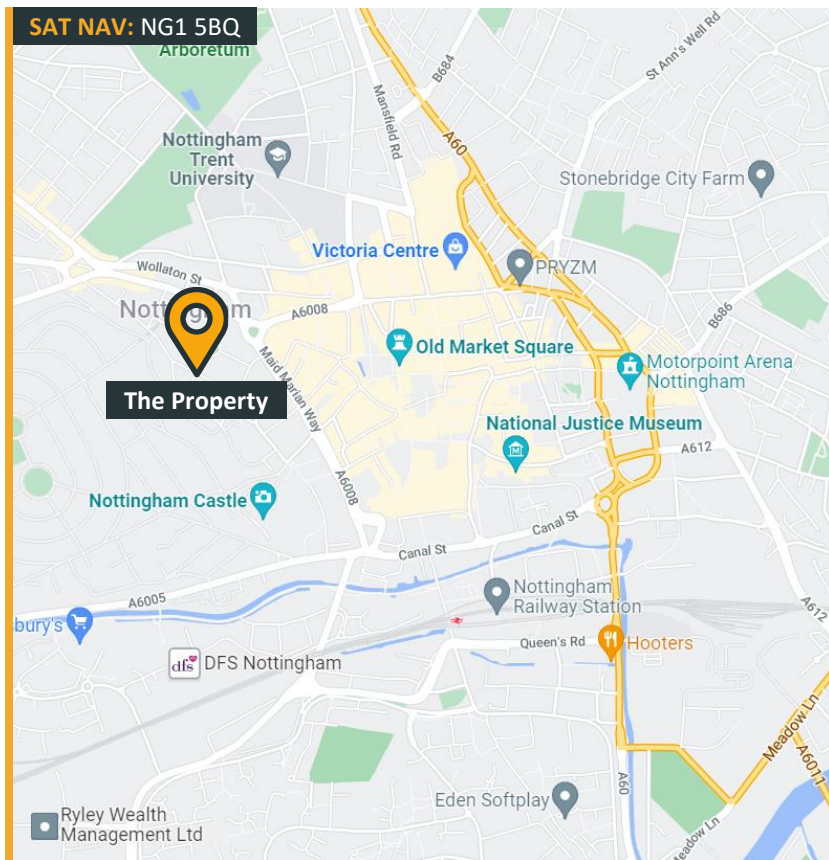
Gallery



Video



Contact



## Business Rates

The property currently forms part of a wider valuation and will therefore require a new assessment upon occupation. Guide figures are available by way of the agents.

## Legal Costs

Each party are to bear their own legal costs incurred in connection with this transaction.

## 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.