

NEW OFFICE, TO LET

OFFICE 2 VICTORIA CHAMBERS, PORTLAND STREET

Beeston, Nottingham, NG9 2LP



KEY FEATURES

- Rent: £465.00 per month
- 185 Sq Ft (17.19 Sq M)
- Bills included
- Fully refurbished
- Intercom Entry
- 24 Hour access
- Beeston Town Centre just off High Road

OMEETO NOTTINGHAMSHIRE

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TO LET - NEW OFFICE

LOCATION

Beeston is a vibrant town in the Borough of Broxtowe, just 3.4 miles south-west of Nottingham city centre. Victoria Chambers is perfectly located in Beeston town centre on Portland Street, just off the bustling High Road. This thriving business hub offers easy access to shops, cafes, restaurants and amenities along the pedestrianised main shopping street.

The offices for rent benefit from excellent transport links with regular buses, Beeston Station and tram stops just a short walk away. The offices to let are 1 mile from Nottingham University and 2 miles from Queen's Medical Centre, making it ideal for professionals and commuters looking for offices to rent in Beeston or flexible offices to let near Nottingham.

DESCRIPTION

Modern serviced offices to rent with bills included. This newly refurbished office provides flexible workspace from 118 to 1,354 sq ft, ideal for start-ups, professionals and growing businesses seeking hassle-free accommodation.

The inclusive rent covers utilities, heating, waste, maintenance and cleaning. Offices can come fully furnished with desks, chairs and pedestals. Fitted with LED lighting, carpet flooring, electric heaters and ample power and data points. Enjoy 24-hour intercom access, shared modern kitchen and WC facilities.

Additional benefits include easy in, easy out lease terms (minimum one year), EPC C rating, Class E planning and optional superfast broadband from £35 pcm. Flexible accommodation options available from single desks to multiple rooms.

Office 002 is located on the first floor.

ACCOMMODATION

The accommodation has been measured on a Nett Internal Area basis (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	185	17.19

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional office uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

The building is currently under a single rating assessment and is due to be reassessed on a room by room basis. Incoming tenant's will be responsible for their own business rates, it is anticipated that the individual assessments shall fall within the threshold for Small Business Rates relief.

TENURE

Office to let by way of a new lease for a 1 year term. Rent includes; water (in shared WC's & kitchen) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning.

Super fast broadband is available with packages from £35 per month. Telephones handsets are available from £25 pcm or tenants can arrange their own telephones. Tenants are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £465.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

C (71)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

10-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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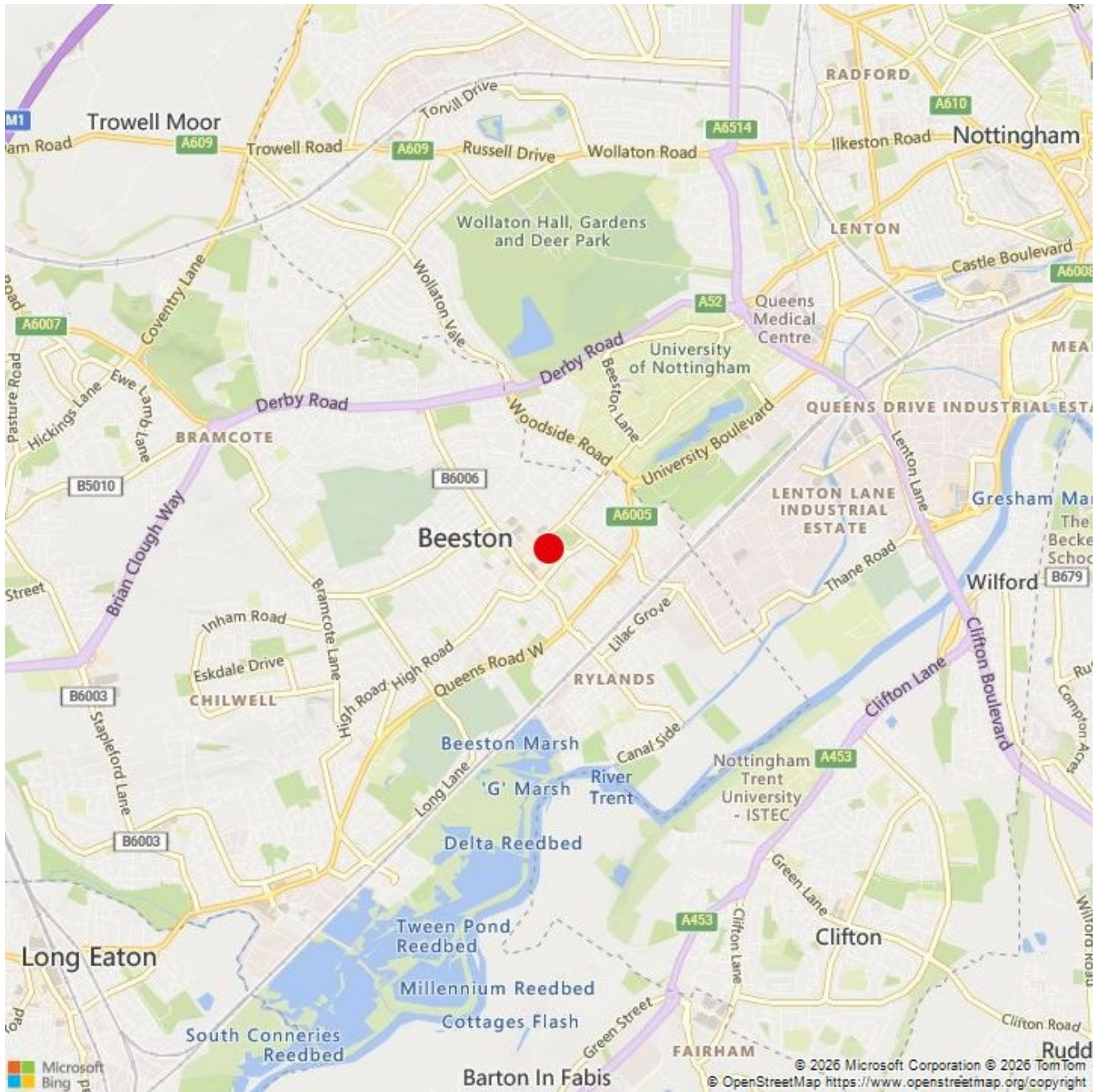
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white, uppercase, sans-serif font, set against a dark red, rounded rectangular background.

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