

OFFICE/STUDIO, TO LET

FF ROOM S07 SPACE 2, 2 DAKEYNE STREET

Nottingham, NG3 2AR



KEY FEATURES

- Rent: £400.00 per month
- 284 Sq Ft (26.38 Sq M)
- Quality studio
- In modern business hub
- Only suitable for creative uses
- Previously occupied by Nottingham Trent University
- Available from September 2026
- Car parking on first come first serve basis

OMEETO NOTTINGHAMSHIRE

0115 784 4993
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LOCATION

Space 2 is located on the East of Nottingham City Centre and forms part of a high-quality refurbished creative and cultural hub occupied by organisations including FABRIC (dance) and Confetti Media Group. The area supports a vibrant mix of creative, digital, and community uses.

The property is well located with access to the city's main road network. Good public transport links are closely, with frequent bus services and the Lace Market Tram stop within 1 mile. Nottingham Train Station is approximately 1.2 miles from the property.

The studios to let have a range of amenities nearby including cafes, restaurants, shops and supermarkets. Nottingham City Centre is within 0.9miles and Sneinton Market is within 0.2miles.

DESCRIPTION

Suitable for a range of creative uses ONLY, i.e media production, filming, performing arts. High quality studio located on the outskirts of Nottingham City Centre. Previously occupied by Nottingham Trent University. Available from September 2026.

Accessible location, east of Nottingham City Centre. Well presented, modern studio with shared kitchen & WC facilities.

The business hub benefits from manned reception, lift access and shared communal break out space. Externally, there is a car park available on a first come first serve basis.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	284	26.38

PLANNING

The property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) and may be suitable a range of creative, studio, health related and professional uses. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services are connected to site. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is to be separately assessed for rating purposes. We would anticipate that upon re assessment a tenant could apply for 100% rates relief, subject to status.

TENURE

Studio for rent by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £400.00 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

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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

05-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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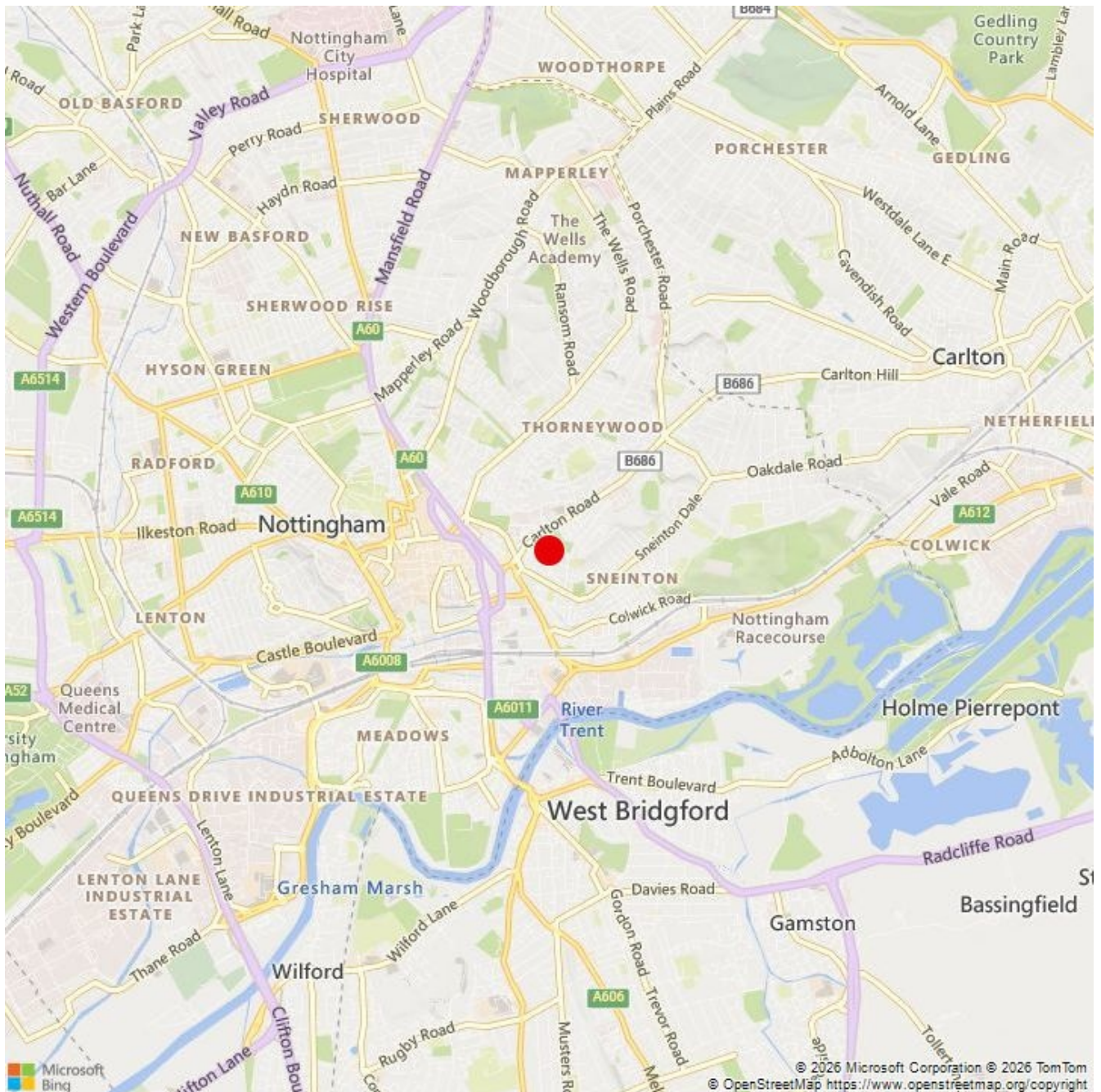
IMPORTANT NOTICE

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.

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