

SERVICED OFFICES, TO LET

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# VICTORIA CHAMBERS, PORTLAND STREET

Beeston, Nottingham, NG9 2LP



## KEY FEATURES

- Rent: £3,780 - £5,580 per annum
- 126 - 185 Sq Ft (11.71 - 17.19 Sq M)
- Inclusive Rent
- Newly refurbished
- Fully furnished option
- 24-hour access
- Superfast broadband available
- Located just off Beeston High Road

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## OMEETO NOTTINGHAMSHIRE

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[omeeto.co.uk](https://omeeto.co.uk)

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### LOCATION

Beeston is a vibrant town in the Borough of Broxtowe, approximately 3.4 miles south-west of Nottingham city centre. Victoria Chambers occupies a central position on Portland Street, just off Beeston High Road and within easy walking distance of the town's shops, cafés, restaurants and other amenities.

The office is well served by public transport, with regular bus services along High Road, NET tram stops and Beeston Railway Station all within walking distance. The University of Nottingham is approximately 1 mile away and Queen's Medical Centre around 2 miles away, making the location particularly convenient for businesses serving Beeston, Nottingham and the university and healthcare sectors.

### DESCRIPTION

Newly refurbished serviced offices with inclusive rent and flexible easy in, easy out terms. Available fully furnished with 24-hour access, superfast broadband available and modern shared kitchen and WC facilities.

The offices are finished with LED lighting, carpet flooring, electric heating and ample power and data points. Furniture included: desk, chair and pedestal or can be empty, allowing occupiers to move in with minimal setup.

A range of offices are available within Victoria Chambers, offering flexibility for businesses requiring anything from a single office to multiple rooms.

### 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         |
|--------------|------------|--------------|
| Office 1     | 166        | 15.42        |
| Office 2     | 185        | 17.19        |
| Office 8     | 126        | 11.71        |
| Office 9     | 130        | 12.08        |
| Office 14    | 181        | 16.81        |
| Office 15    | 153        | 14.21        |
| <b>TOTAL</b> | <b>941</b> | <b>87.42</b> |

### 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.

### TENURE

Offices 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 £3,780 - £5,580 per annum.

### 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](http://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

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### PARTICULARS UPDATED

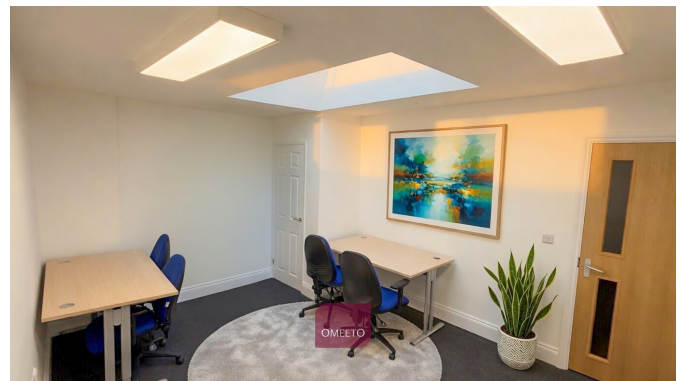
13-Aug-2026

### 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

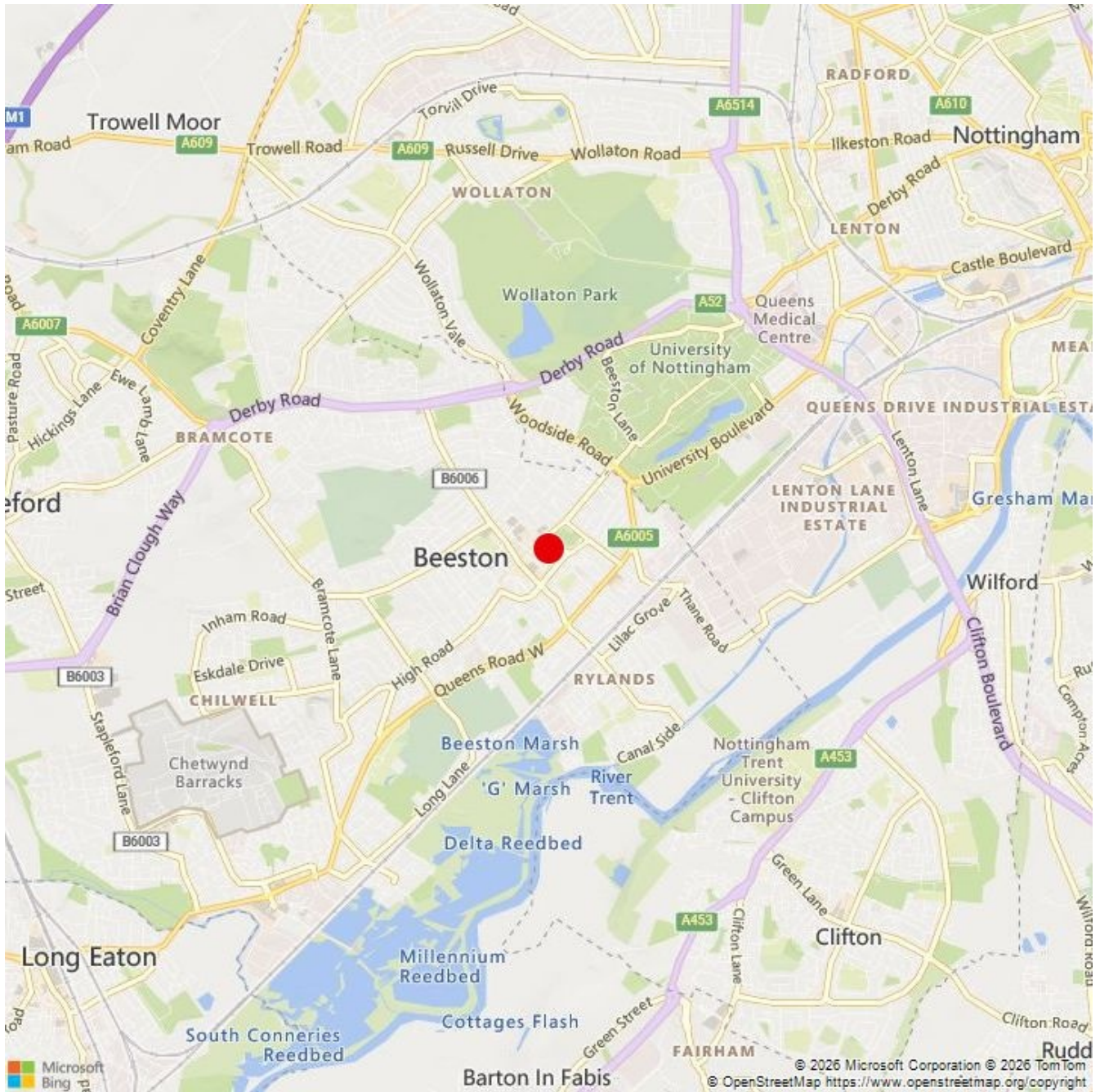
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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 background with rounded corners.



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