

GROUND FLOOR STUDIO, TO LET

GF BUILDING 1 SPACE 2, 2 DAKEYNE STREET

Nottingham, NG3 2AR



KEY FEATURES

- Rent: £1,360 per month
- 1,018 Sq Ft (94.57 Sq M)
- Detached Studio
- Within modern and creative business hub
- Creative uses only
- East of Nottingham City Centre & Sneinton Market
- Car parking on first come first serve basis
- Available late September 2026

OMEETO NOTTINGHAMSHIRE

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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

DRAFT DETAILS Versatile detached studio. Suitable for a wide range of creative, digital and professional uses. Located within a creative business hub with manned reception, communal break out space and shared kitchen & WC facilities. Car parking available on first come first serve basis. Studio available from late September 2026.

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	1,018	94.57

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 currently listed as a Studio and premises on VOA.gov.uk.

Rateable Value: £21,000

Rates Payable: £9,072

per month.

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 £1,360 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.

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

29-Jul-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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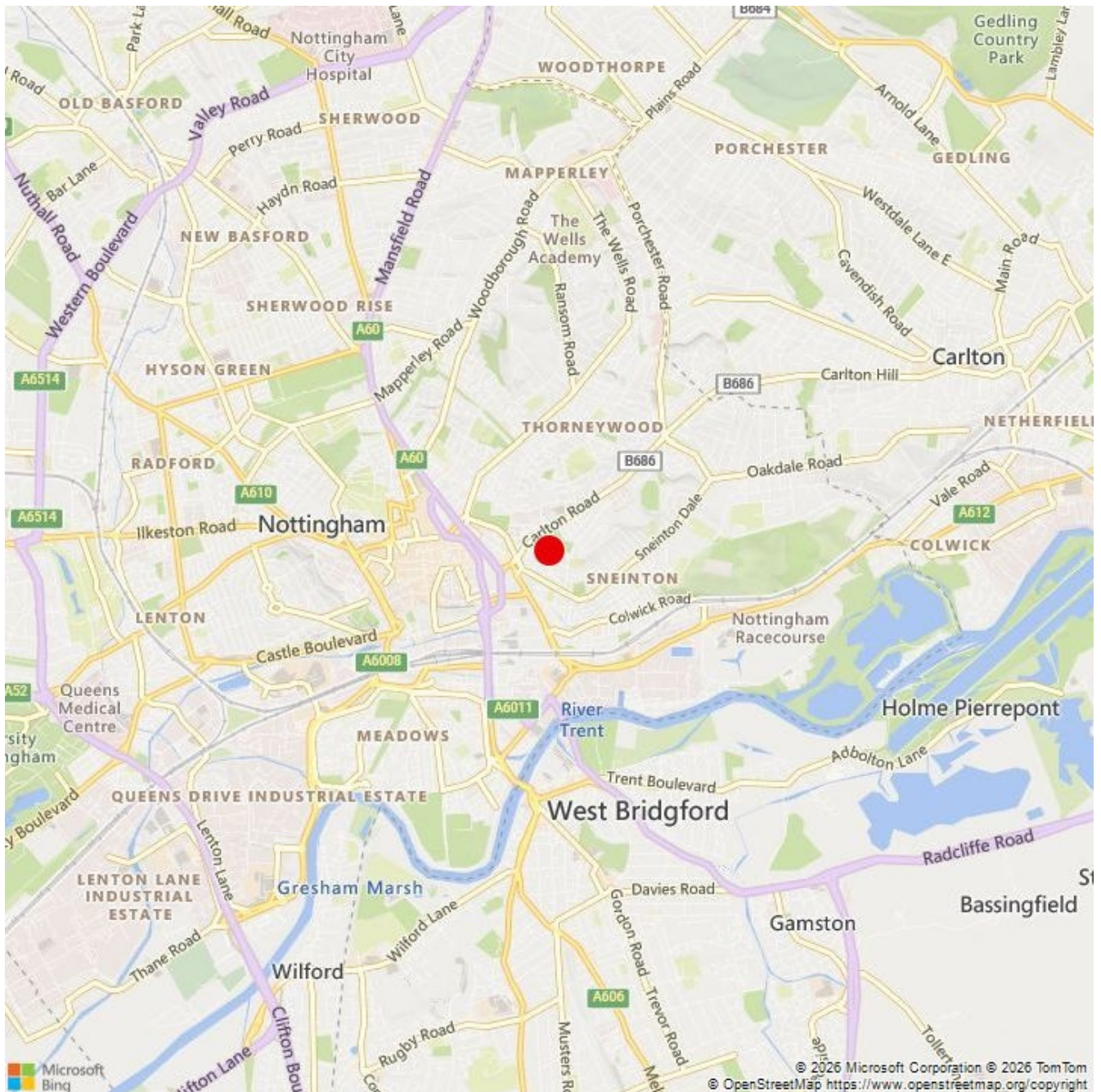
IMPORTANT NOTICE

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 is displayed in white capital letters on a dark red, rounded rectangular background.

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