

LARGE OFFICE , TO LET

008-011 THE QUADRANT, NUART ROAD

Beeston, Nottingham, NG9 2NH



KEY FEATURES

- Rent: £5,825 per month
- 1,532 Sq Ft (142.32 Sq M)
- Inclusive rent
- Beeston town centre location
- On-site cafe & gym
- With its own meeting rooms
- Available from July 2026

OMEETO NOTTINGHAMSHIRE

0115 784 4993
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TO LET - LARGE OFFICE

LOCATION

Beeston is a town in the Borough of Broxtowe just 3.4 miles south-west of Nottingham city centre.

The offices to let are in Beeston town centre which is fast becoming a thriving business hub and cosmopolitan centre with a wide range of amenities. Situated adjacent Beeston library on Nuart Road, off the B6006 Wollaton Road, the offices are surrounded by many local shops, cafes and restaurants.

The property is well located for public transport links with regular buses down Wollaton Road, both the tram and Beeston Station are within a short walking distance. Within 1 mile of Nottingham University and 2 miles of The Queens Medical Centre.

DESCRIPTION

Inclusive rent furnished office with self contained meeting / managers rooms and conference room. Superbly fitted with air-con, CCTV (to common areas), lift access, video/intercom entry system. Shared kitchen, WC and shower facilities. Excellent on site facilities; cafe, gym and bookable meeting room.

Offices located on the ground floor. Available from late June 2026. Onsite car park, additional £100 + VAT per month per bay if required.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
Main Office	1,004	93.27
Conference Room	257	23.88
Managers Office	123	11.43
Meeting Room	148	13.75
TOTAL	1,532	142.32

PLANNING

We believe the property has been used for Classes E and of the Town and Country Planning (Use Classes) Order 1987 but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Split as Office 8 = Rateable Value £3,800. Office 9 = Rateable Value £8,500. Office 10 = Rateable Value £4,950. Office 11 = Rateable Value £3,850

TENURE

Office to let by way of a new licence for a minimum term of 1 year. 1 access fob per desk is included in the rent, any additional or replacement would be £25.00 inc. VAT each.

The office suite offered on an "inclusive" rental basis. Rent includes; water (in shared WC's, kitchens and showers) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning and site CCTV.

Super fast broadband is available with packages from £35 p/month. Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable).

RENT

The premises is available to rent for £5,825 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

B(45)

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

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PARTICULARS UPDATED

12-Jun-2026

NOTE

Plans, maps drawings are not to scale.

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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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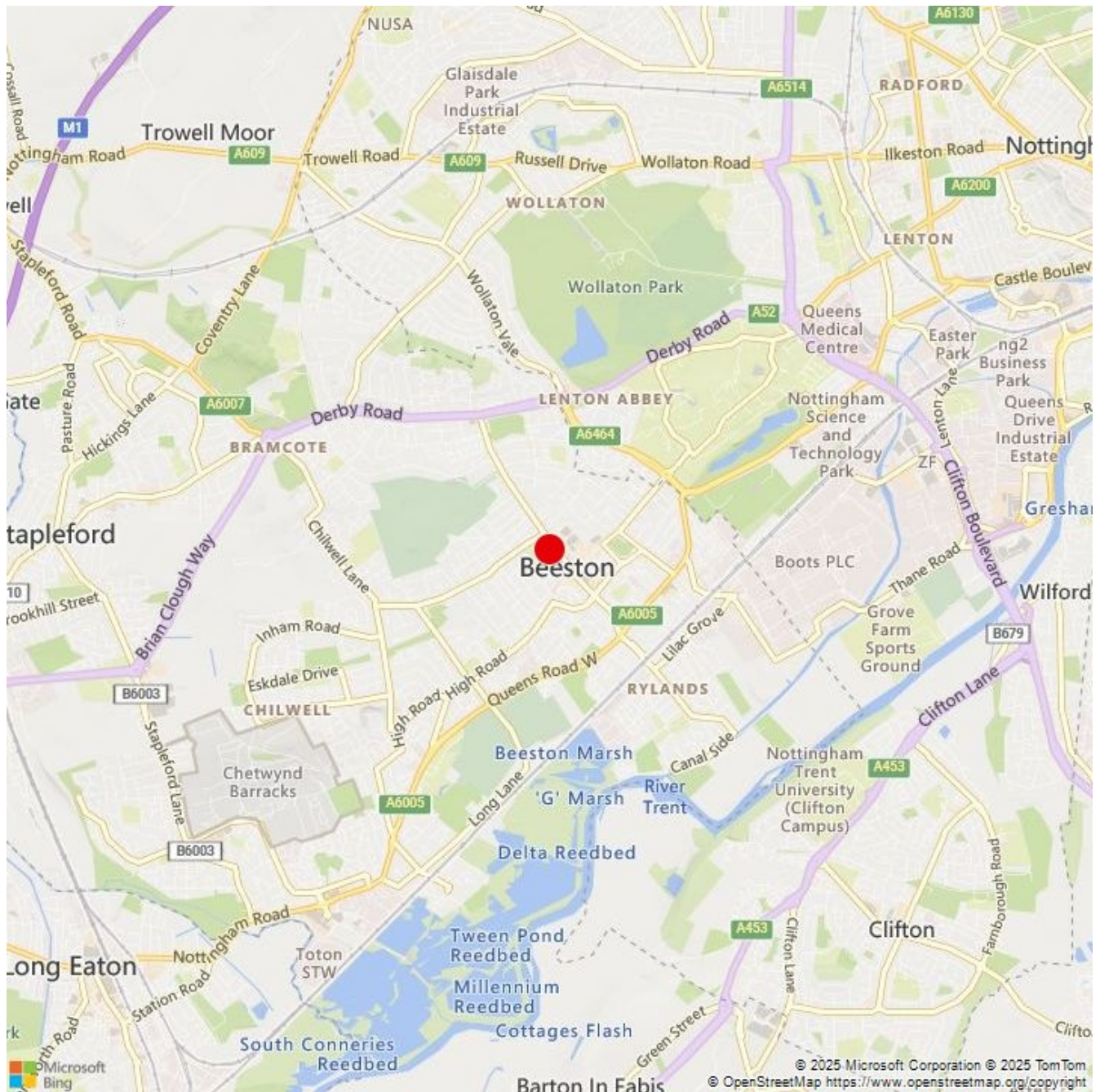
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IMPORTANT NOTICE

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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