

THE QUADRANT, NUART ROAD

Beeston, Nottingham, NG9 2NH



KEY FEATURES

- Price: £4,750,000 Guide price
- 18,550 Sq Ft (1,723.29 Sq M)
- Multi tenanted (tenants unaffected)
- Approximately 45 lettable rooms
- Modern building, superbly fitted
- Onsite Gym, Café Bistro and car park
- Producing £434,000 pa inclusive of running costs
- Asset management opportunity

OMEETO NOTTINGHAMSHIRE

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FOR SALE - INVESTMENT

LOCATION

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

Beeston town centre 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 property is 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.

What 3 Words location: putty.kick.latest

DESCRIPTION

Tenants unaffected. Superbly presented, modern serviced office. Generating c£434,000 pa. inclusive of running costs. Opportunity to grow income through sale of on site services. Potential to reduce costs by quantum.

C45 lettable spaces ranging from 92 - 4,914 sq ft. Each suite is air conditioned, with video/intercom unit, LED light sensors, fully networked with PAX entry control, CCTV to the common areas. Onsite cafe, gym & car park. Boardroom, shared informal meeting space, kitchens, lift access, M/F & accessible WCs & shower.

ACCOMMODATION

Serviced offices are formed from demountable partitioning. Areas have been taken from the VOA, pre split into serviced offices. Areas should be confirmed. Floor plans are available from the agent.

FLOOR	Sq Ft	Sq M
Ground Floor	4,977	462.36
First Floor	8,632	801.91
Second Floor	4,941	459.02
TOTAL	18,550	1,723.29

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. By way of a permission referenced 23/00872/FUL consent has now been granted for the construction of a third floor to contain apartments associated with the building use, and install external paddle court on the second floor, to create multi-purpose building comprising offices and a café. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

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

RATING

The individual suites are separately assessed for rating purposes. Tenants are responsible for their own business rates. Most qualify for rates relief.

TENURE

Serviced office for sale freehold. All occupiers are on an annual licence, paying an inclusive licence fee. This is with the exception of the top floor tenant who are on a repairing lease expiring November 2027. A tenancy schedule is available on request.

PRICE

The premises is available to buy for £4,750,000 Guide price.

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 check our website for a virtual tour. 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

10-Oct-2025

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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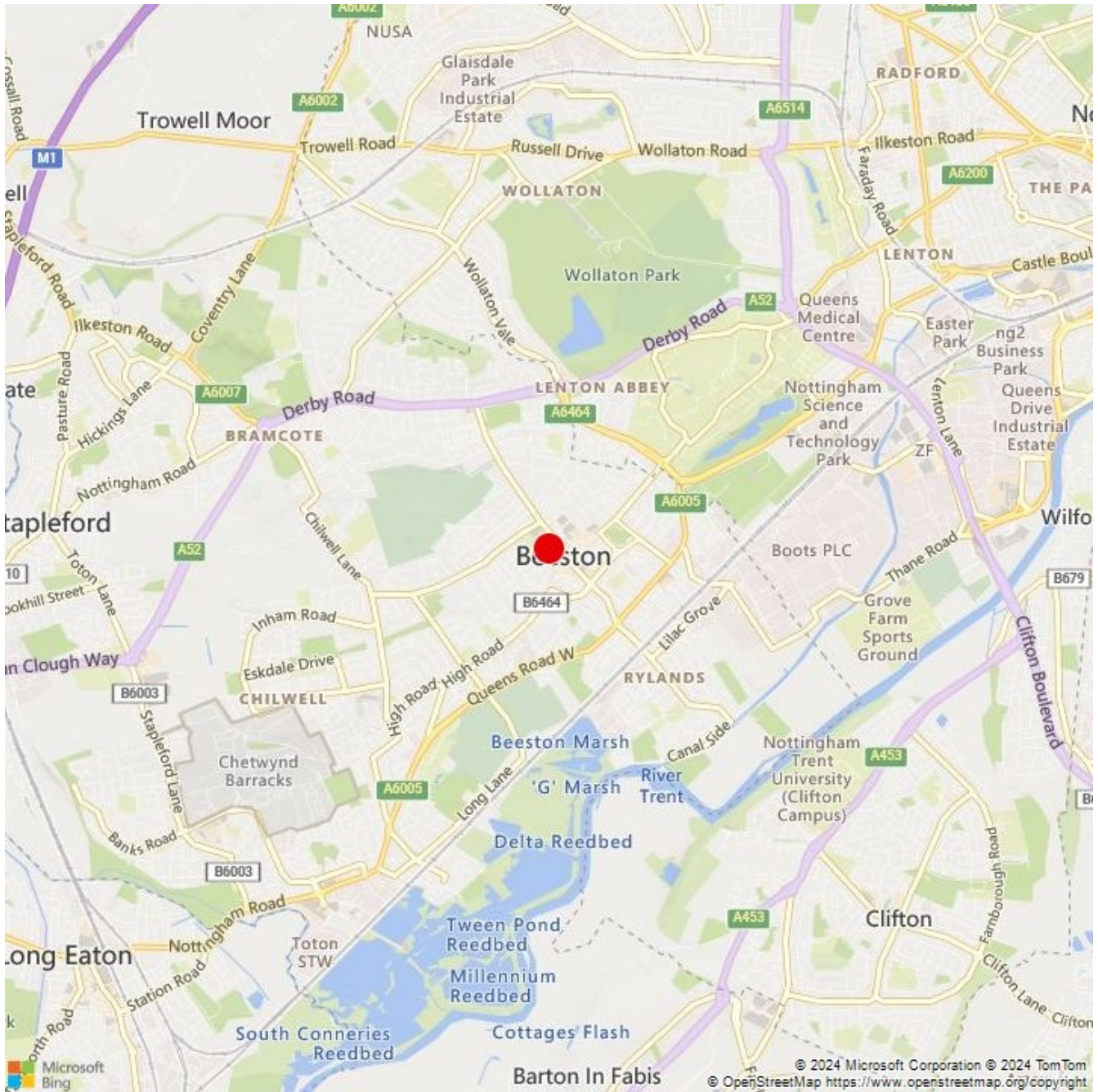
IMPORTANT NOTICE

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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