

LARGE OFFICE SUITE, TO LET

121-123 THE QUADRANT, NUART ROAD

Beeston, Nottingham, NG9 2NH



KEY FEATURES

- Rent: £1,900 per month
- 661 Sq Ft (61.41 Sq M)
- Inclusive rent
- Available from September 2026
- Air Con & LED Lighting
- Beeston town centre
- Bookable conference room
- On site cafe and gym

OMEETO NOTTINGHAMSHIRE

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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 suite with meeting room. On site gym, café and bookable conference room. Superbly fitted office with CCTV (to common areas), lift access, video/intercom entry system, 24hr access, air con & LED lighting.

Office suite is located on the first floor, furnished with desk, chair, pedestal (per person). Shared kitchen, WC and shower facilities. Available from September

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
TOTAL	661	61.41

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 suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

It is our understanding the property is assessed as an office under several assessments as follows:

Red Meeting Room £1,550

Room Q121: £2,250

Room Q122: £2,325

Room Q123: £2,375

If occupied by a single entity, the premises may need to be reassessed. We would anticipate a single rating assessment to be within the threshold for 100% small business rates relief. All rating information must be confirmed by the applicant.

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 £8.00 inc. VAT each. Rent includes; water (in shared WC's, kitchens and showers) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning of common areas and site CCTV.

Broadband is available with packages from £35 p/month. 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 £1,900 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 and 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

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

02-Jun-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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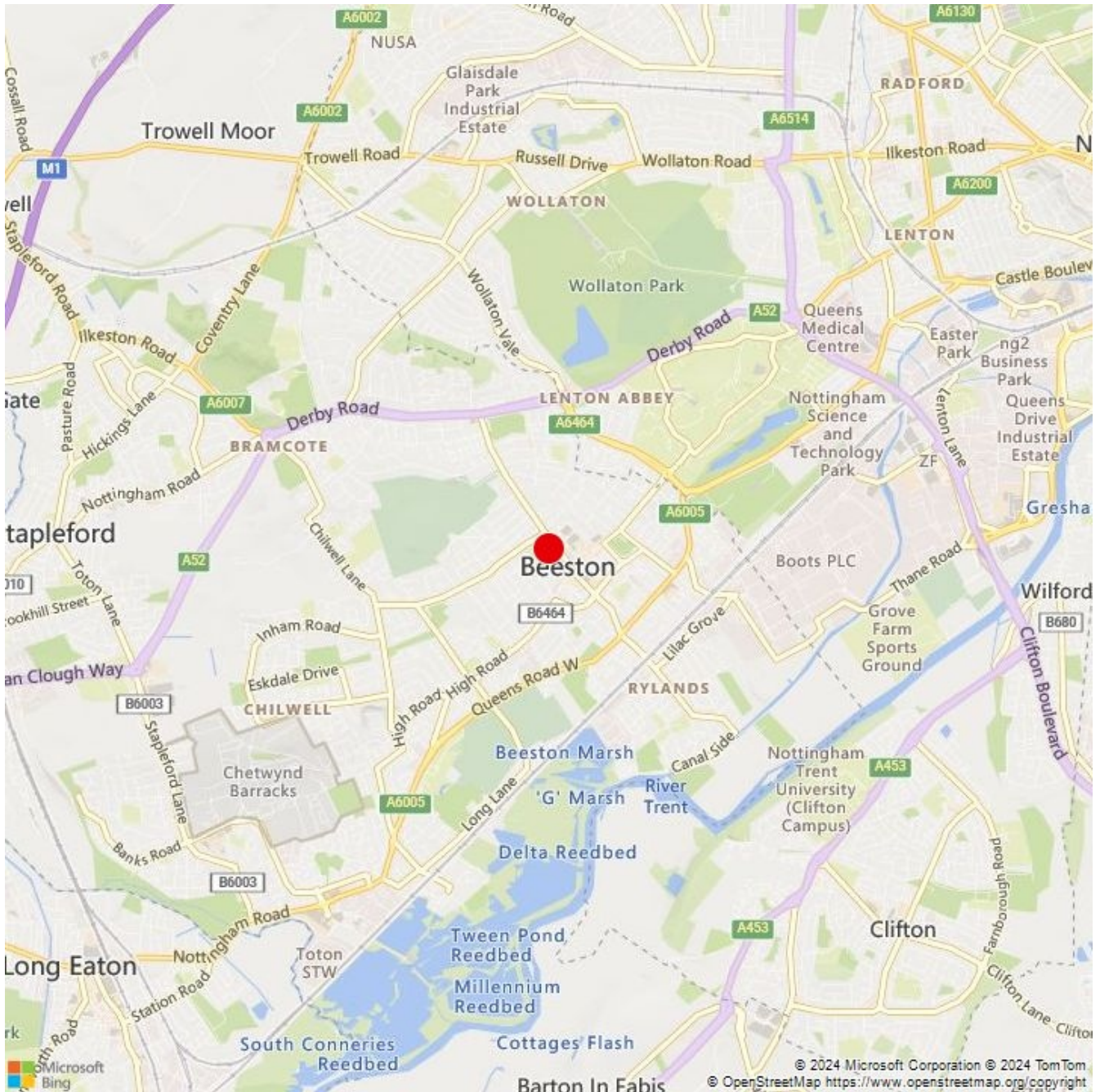
IMPORTANT NOTICE

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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