



TO LET

# 14 REGENT STREET

NOTTINGHAM NG1 5BQ

22 - 51 sq m (232 - 544 sq ft)

Refurbished Period office suites

- Individual office suites; can be taken as a pair
- Grade II Listed building
- City Centre location
- Recently refurbished
- Immediate occupation available
- Flexible lease terms



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

This property is located in a prominent position on Regent Street in the heart of Nottingham's Professional District, close to its junction with Park Row.

This area is extremely popular as a location for solicitors, barristers, medical consultants and property professionals.

## DESCRIPTION

The property provides accommodation over 5 floors and has been comprehensively refurbished by our client to provide superior quality offices, mixing original features such as imposing ceiling heights, large sash windows and ornate cornicing with modern features expected by occupiers.

## SERVICES

All mains services are included within the rents.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT	RENT P.C.M.	RENT PER ANNUM	STATUS
Room 9 – Third Floor (Front)	29	312	£780	£9,360	Available
Room 10 – Third Floor (Rear)	22	232	£580	£6,960	Available

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## BUSINESS RATES

Please contact the marketing agents for further information.

## TENURE

The suites are available on new internal repairing and insuring leases for a minimum term of 12 months.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction. There is an additional contract set up fee of £350 plus VAT.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment with the sole agents.

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