

FURNISHED OFFICE , TO LET

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## 008 THE QUADRANT, NUART ROAD

Beeston, Nottingham, NG9 2NH



### KEY FEATURES

- Rent: £795.00 per month
- 255 Sq Ft (23.69 Sq M)
- Inclusive rent
- Beeston town centre location
- On-site cafe & gym
- Bookable meeting room on site
- Ground floor office

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### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
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[omeeto.co.uk](https://omeeto.co.uk)

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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, fully furnished serviced office with on-site parking and flexible licence terms. Superbly fitted with air conditioning, shared reception, meeting room, high-speed internet, on-site café and gym within one of Beeston's most sought-after business centres.

Finished to an excellent specification, the office provides contemporary workspace within a professionally managed business centre. Occupiers benefit from a shared reception, meeting room, kitchen, shower facilities, lift access and CCTV to the common areas, creating an excellent environment for both staff and visiting clients.

An excellent choice for businesses seeking high-quality serviced office accommodation with outstanding on-site facilities, excellent transport links and convenient access to Nottingham, the University of Nottingham and Queen's Medical Centre.

### 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 | 255   | 23.69 |

### 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.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £3,800

### 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 + 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 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 £795.00 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](http://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

15-Sep-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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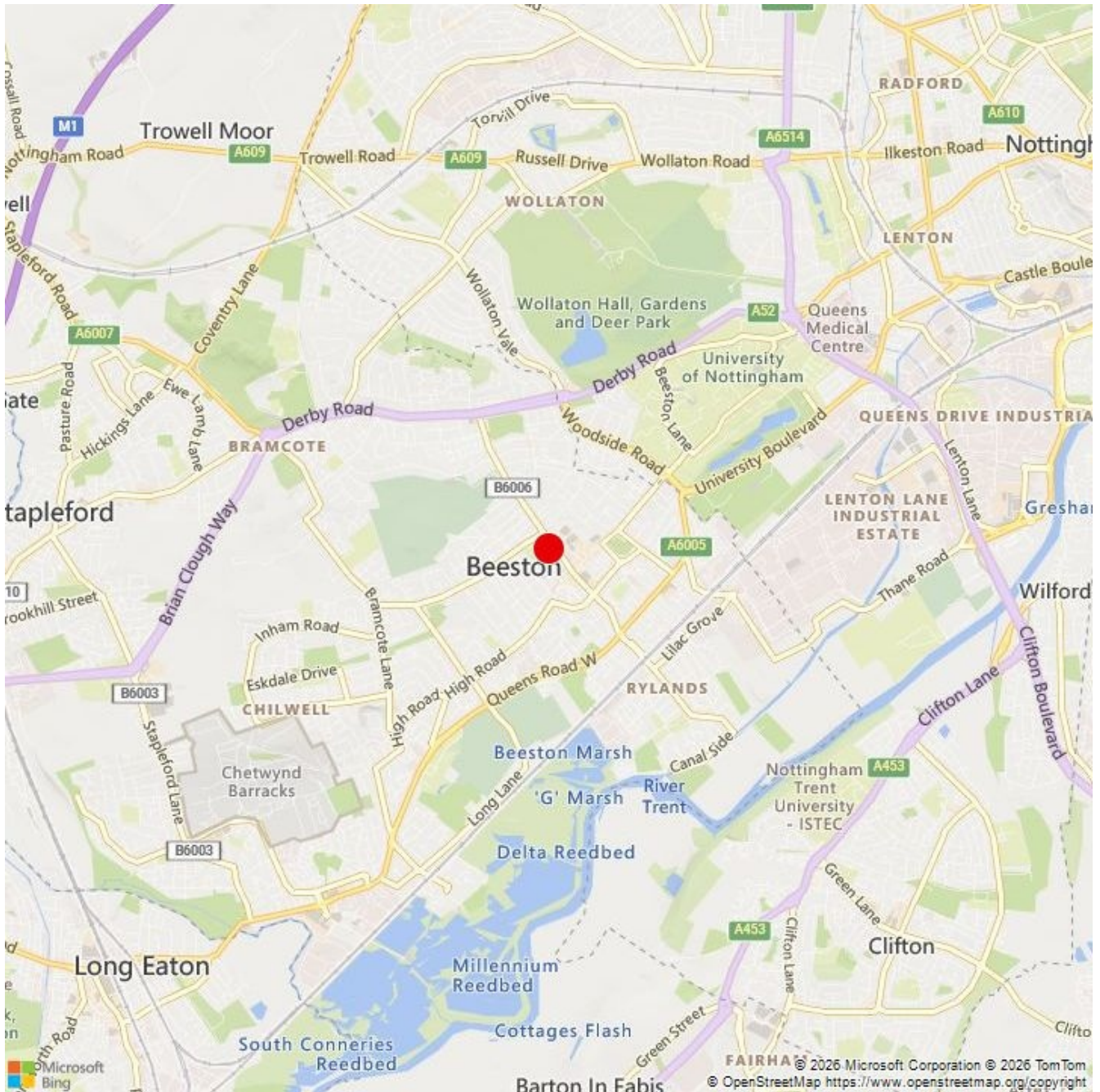
### IMPORTANT NOTICE

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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