

REFURBISHED OFFICE, TO LET

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## OFFICE 6 VICTORIA CHAMBERS, PORTLAND STREET

Beeston, Nottingham, NG9 2LP



### KEY FEATURES

- Rent: £420.00 per month
- 167 Sq Ft (15.51 Sq M)
- Inclusive Rent
- Newly refurbished
- On Site car park available
- Located just off Beeston High Road

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### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

[omeeto.co.uk](https://omeeto.co.uk)

The OMEETO logo is a dark red rounded square with the word 'OMEETO' in white, uppercase, sans-serif font.

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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 office to let is located in Beeston town centre which is fast becoming a thriving business hub and cosmopolitan centre with a wide range of amenities. Situated on Beeston's pedestrian main road, surrounded by many local shops, cafes and restaurants.

The property is well located for public transport links with regular buses down High 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

Bills included town centre office. Easy in, Easy out. 24hr intercom access. Furnished with desk, chair, pedestal. LED lighting, carpet flooring, electric wall heaters and good distribution of power and data. Shared kitchen and WC facilities.

Office 006 is located on the first floor. Onsite parking available at an additional cost of £35 per month per space.

### ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>167</b>	<b>15.51</b>

### 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 subject to a range of professional office uses STP. All parties should confirm the planning position with the relevant Local Authority.

### TENURE

Office to let by way of a new licence for a minimum term of 1 year. 1 access fob & 1 office key per desk is included. Additional or replacement fobs are £25 + VAT each.

Rent includes; water (in shared WC's & kitchen) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning of common areas.

Super fast broadband is available with packages from £35 per month. Telephones handsets are available from £25 pcm or tenants can arrange their own telephones. 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 £420.00 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

C (71)

### 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

03-Apr-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

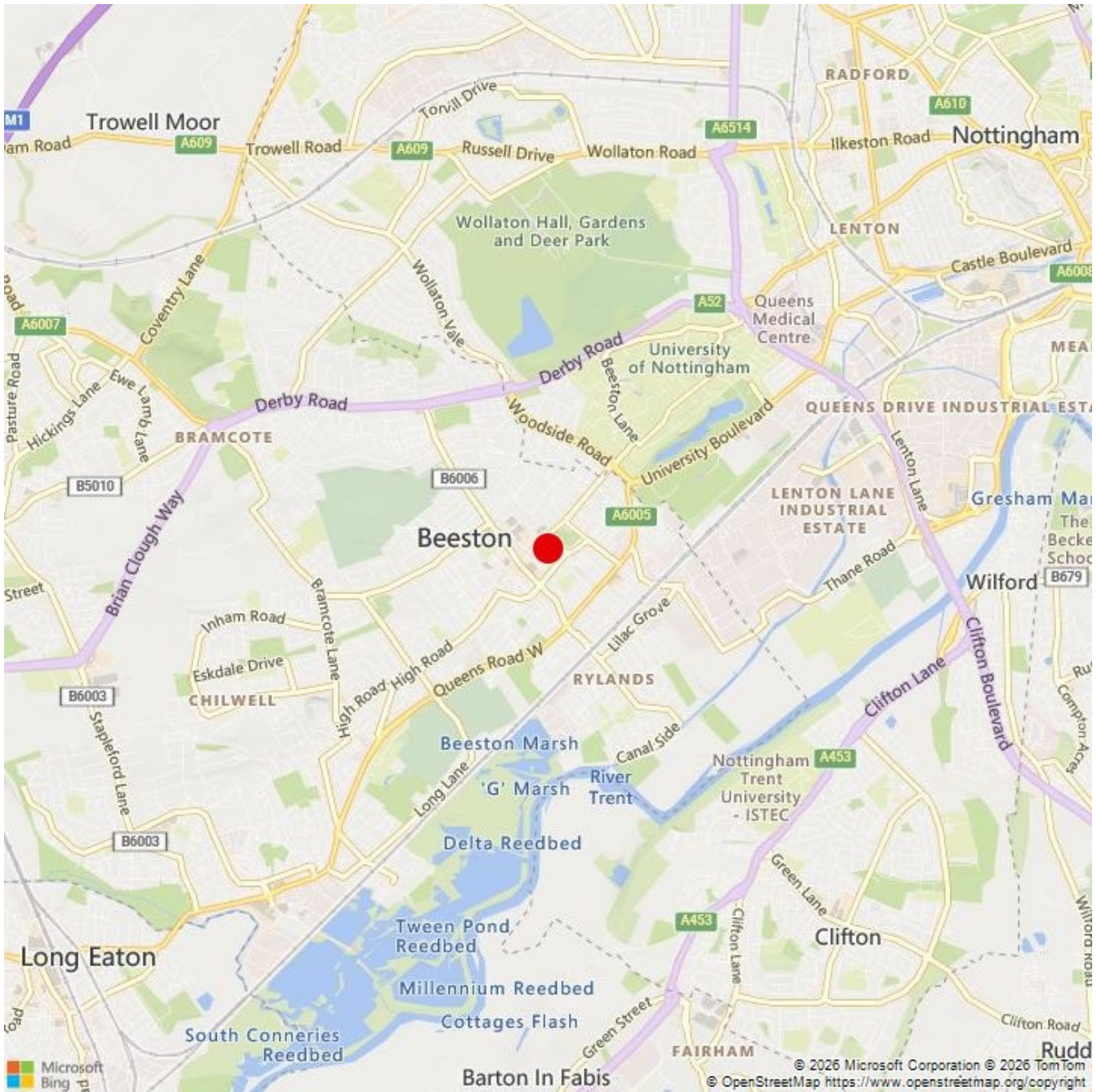
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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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