

OFFICE, TO LET

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# 1 OLDKNOWS FACTORY, EGERTON STREET

Nottingham, NG3 4GQ



## KEY FEATURES

- Rent: £375.00 per month
- 170 Sq Ft (15.79 Sq M)
- Inclusive Rent
- Easy in, Easy Out agreements
- Various offices available, ask for more details
- Iconic building
- Shared meeting rooms and informal break out areas
- Bookable Gym and Yoga Studio

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## OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

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### LOCATION

Oldknows Factory is an attractive and striking former lace factory situated on Egerton Street just 0.8 miles north of Nottingham city centre. Egerton Street is accessed just off the main A60 Mansfield Road. It is a mixed use location with an abundance of independent shops, restaurants and services nearby.

The A60 is a main arterial route providing regular bus services into Nottingham and surrounding towns.

What3Word Location: necks.sailor.pages

### DESCRIPTION

Small offices and studios. Easy In/Easy Out. Inclusive rental. Far reaching views. Excellent for fostering in person collaboration, communication and individual focus in a creative environment. Rooms benefit from good natural light, shared kitchen and WC's. Paid access to on-site gym and yoga studio.

Not suitable for music related business or tattoo studios.

### ACCOMMODATION

Floor areas have been provided by the landlord and should be confirmed.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>170</b>	<b>15.79</b>

### PLANNING

The property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) and may be suitable a range of creative, studio, health related and professional uses. All parties should confirm the planning position with the relevant Local Authority. The property is GII listed, list ID 1248244.

### SERVICES

The office suite offered on an "inclusive" rental basis. Rent includes; fast Wi-Fi, water (in shared WC's & kitchens) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning of common areas.

Incoming tenants are to arrange their own telephones and 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.

### TENURE

Office to let by way of a new licence for a minimum term of 1 year. Rents are from £375 pcm for a single window room, and from £395 pcm for a twin window room.

### RENT

The premises is available to rent for £375.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

### EPC

The building is Grade II Listed and exempt from EPC requirement.

### VIEWING

Please contact us or visit the OMEETO website 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 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

17-Sep-2025

### 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

**Chris Wright**

01332 840328

07471072799

chrisw@omeeto.co.uk

### IMPORTANT NOTICE

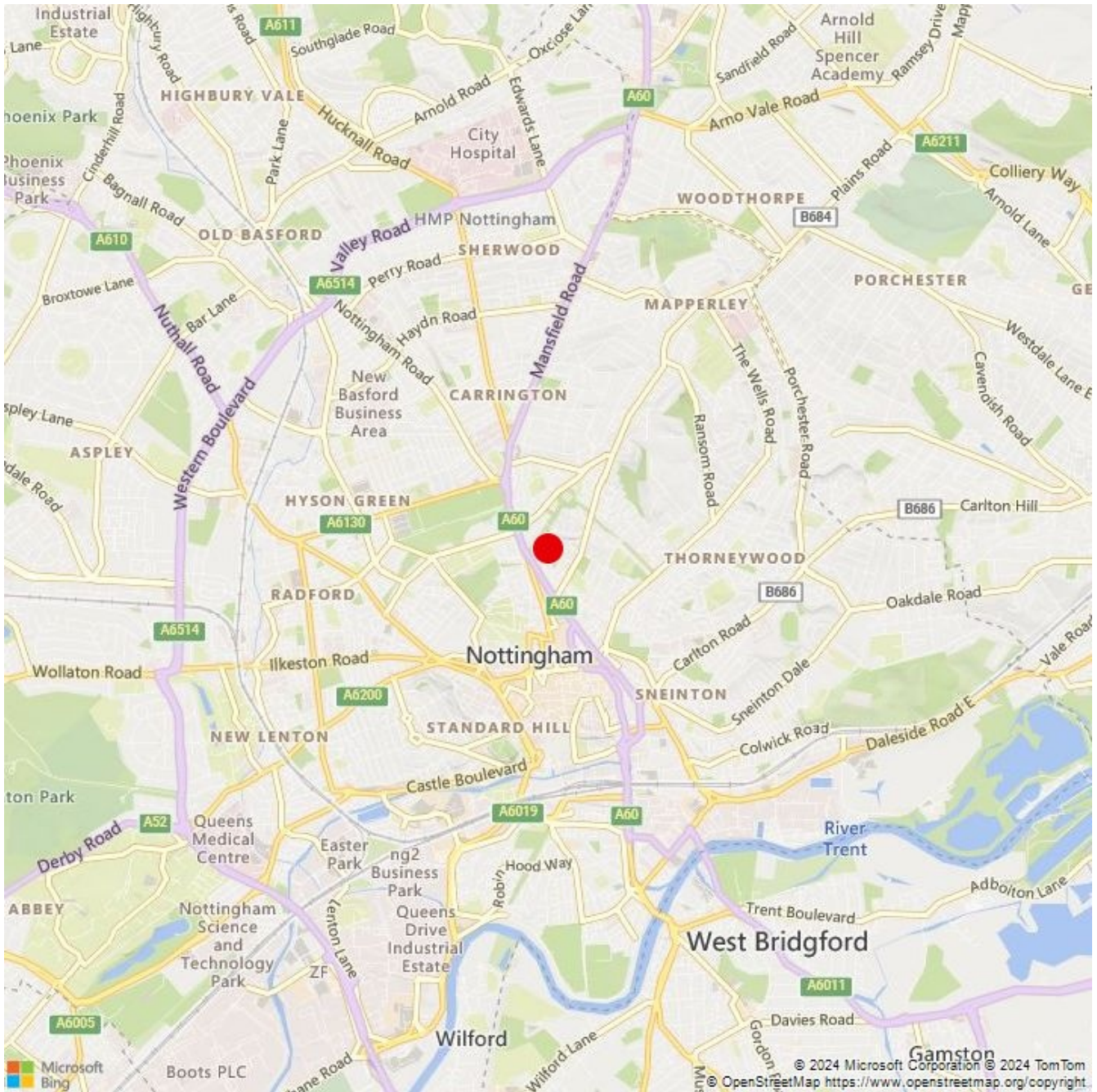
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing. 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