

# 14 Regent Street

Nottingham NG1 5BQ

Refurbished Period Office Suites

27 - 131 sq m (294 – 1,414 sq ft)

## TO LET

- Available as a whole or individual office suites
- Grade II Listed Building
- City Centre location
- Parking available
- Recently refurbished
- Immediate occupation available
- Flexible lease terms
- Potential for Small Business Rates Relief



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## 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.

There are additional car parking spaces available. Please contact the marketing agents for further details.

## SERVICES

All mains services are included within the rents.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft	Rent p.c.m.	Rent per annum	Status
Lower Ground Floor – Front	22	237	£550	£6,600	Let
Lower Ground Floor - Rear	20	215	£600	£7,200	Let
Ground Floor – Front	28	301	£950	£11,400	Let
Ground Floor – Rear	27	294	£750	£9,000	Let
First Floor – Front	35	376	£950	£11,400	Let
First Floor – Rear	29	317	£800	£9,600	Available
Second Floor – Front	33	350	£875	£10,500	Available
Second Floor – Rear	21	222	£550	£6,600	Let
Third Floor – Front	29	312	£780	£9,360	Let
Third Floor – Rear	22	232	£580	£6,960	Let

## TOWN & COUNTRY PLANNING

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

## BUSINESS RATES

The property is currently rated as a whole and will need to be re-assessed if individual office suites are taken.

Charging Authority:	Nottingham City Council
Description:	Office and premises
Rateable Value:	£30,750
Period:	2023/24

## TENURE

The property is available on a new internal repairing and insuring lease 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.

### SUBJECT TO CONTRACT

Viewing by prior appointment only

NG: Charlotte Steggle

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