

Individual suites for medical or office use available in the heart of Nottingham's Professional Quarter

20m² to 23m²
(217ft² to 248ft²)

- Established medical building
- Reception area and 24/7 access
- Close to retail centre, bars, restaurants and hotels
- On-site car parking
- Flexible lease terms available
- Available now



TO LET



Location



Gallery



Video



Contact



Location

The property is located at the top of Regent Street near the junction with The Ropewalk on the edge of The Park Estate. Being situated in the heart of Nottingham's Professional Quarter it is also surrounded by professional companies, medical consultants, barristers, solicitors and property consultants.

The property also benefits from a wealth of amenities such as bars, restaurants, retail, hotels and excellent transport links being just a short walk away from Nottingham City Centre. The property is well positioned with nearby amenities including cafes, bars, restaurants and shops.

Description

The property provides and attractive period building comprised of high-quality individual suites situated over four floors. Predominantly a medical building, the available suites are suitable for other complementary practices and professional companies looking for high quality suites in a prestigious location.

Occupiers also benefit from an on-site manager, reception area, 24/7 access and off-street parking spaces are available by separate negotiation. es





Floor Areas

We understand the available suites have the following floor areas:

Floor	m ²	ft ²
Room 14	23	248
Room 16	20	217

(This information is given for guidance purposes only.)



Car Parking

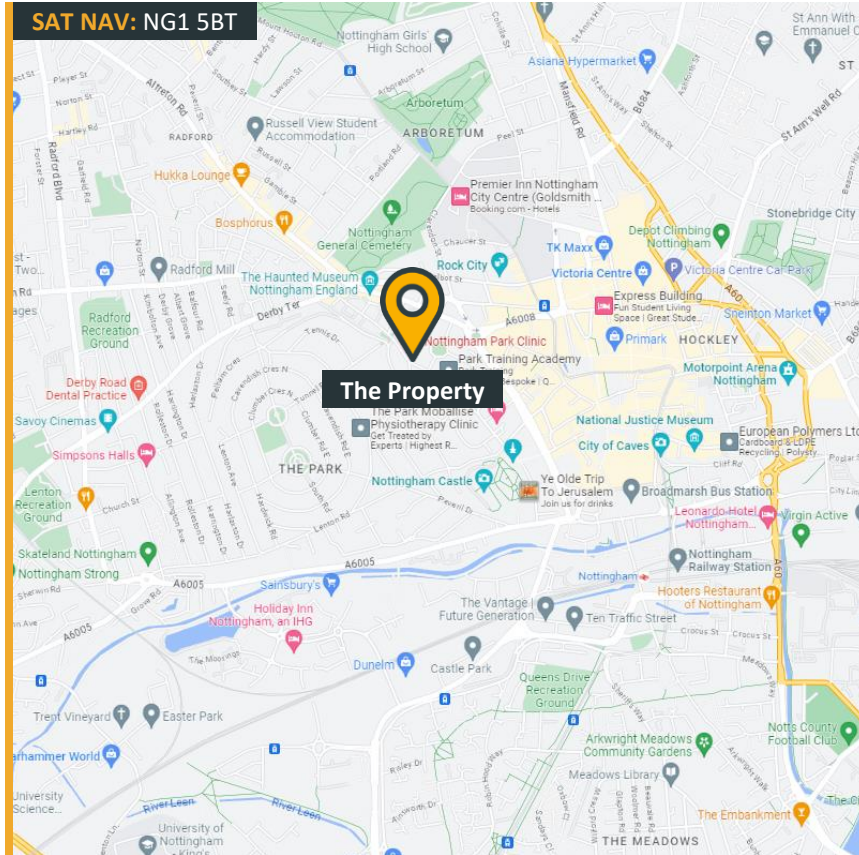
Car parking is available with the building and designated spaces are available by separate negotiation.

EPC

The property has an EPC rating of **C-68**. A copy of the EPC is available upon request.

Business Rates

It is understood that the property will benefit from small rates relief on the individual suites.



Lease Terms

The suites are available at an all inclusive rents of:

Description	Rent Per Annum
Room 14	£11,172
Room 16	£13,020

Rent is **inclusive** of business rates, service charge and utility bills.

Rent is **exclusive** of VAT, telephone bills, internet/Wi-Fi bills, building insurance and cleaning charges.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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