

# 17 REGENT STREET

NOTTINGHAM NG1 5BQ

Office suites in prime location

9.38 – 100.97 sq m (100 – 1,086 sq ft)

## TO LET

- Ground and second floor office suites available individually or as a whole
- City Centre location
- Parking available
- Close to City Centre amenities
- All utilities included within the service charge



RECENTLY REFURBISHED





## LOCATION

The 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.

The area is extremely popular as a location for solicitors, barristers, medical consultants and property professionals.

## DESCRIPTION

Split over three floors, the property provides accommodation to the second floor and various office suites to the ground floor.

The accommodation comprises a self-contained kitchen and WC together with shower room. The property boasts original features such as imposing ceiling heights and large sash windows.

Externally, there are car parking spaces available to the rear of the property.

## 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	Rateable Value	Availability
Ground Floor Suite 2	9.38	100	£1,675	Let
Ground Floor Suite 3	12.54	135	£2,250	Let
Ground Floor Suite 4	13.65	147	£2,325	Available
Second Floor	65.40	704	£8,700	Let
<b>Total</b>	<b>100.97</b>	<b>1,086</b>		

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

For further details please contact the marketing agents.

## 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.

## TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## RENT

Please contact the sole marketing agents for further details.

## 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.



## SUBJECT TO CONTRACT

Viewing by prior appointment only.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.