



36 Regent Street, Nottingham, Nottinghamshire NG1 5BT

Serviced Offices

- ▶ **Modern office accommodation with parking**
- ▶ **Prestigious and flexible well appointed space**
- ▶ **Benefits from a D1 (Non Residential Institutions) use**
- ▶ **Central location, in Nottingham's sought after Professional Quarter**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-english.com



Craig Straw
07967 680 964
cstraw@innes-english.com

Location

36 Regent Street is a well maintained, prominently located property, within the Wellington Circus Conservation Area in the sought after and established professional quarter of Nottingham City Centre. This central location means the property enjoys access to the City's wide range of amenities including retail, restaurants, bars, theatres etc.

The premises also benefit from excellent vehicular, pedestrian and public transport links, which run from the main hubs within close proximity - The Market Square, The Victoria Centre and The Broadmarsh Shopping Centre.

Description

The property comprises an attractive period office building with the accommodation arranged over four floors.

The building is currently occupied by a range of medical related businesses and the vacant suites within the building are on offer for use by other complementary businesses.

There is designated car parking to the rear of the property which can be made available by separate agreement.

Accommodation

	Sq M	Sq Ft
Room 1	16.2	174
Room 2	21.1	227
Room 16	20.1	217
Total	57.4	618

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

To let - the suites are available on 6 month tenancy agreement upwards.

Business Rates

Included within the rent.

Rent

Room 1 - £5,218.20 per annum

Room 2 - £6,813.60 per annum

Room 16 - £9,750.60 per annum

For the avoidance of doubt the rents quoted are inclusive of business rates, service charge, utility bills, building insurance but exclusive of telephone bills, internet bills and VAT.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

The premises have an EPC assessment of D-81.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 10-Mar-2021





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE