



## Superbly Presented Professional Office Suites

### Sizes range from 320 sq ft to 868 sq ft

- Attractive period building in the heart of Nottingham's professional quarter
- High quality cosmetic finishes throughout
- Ground floor and Lower ground floor suites available with the option of parking
- **All inclusive lease terms**

# Superbly Presented Professional Office Suites - To Let

## Size 320 sq ft to 868 sq ft

### Location

Regent Street has long established itself as a desirable and professional office location within Nottingham. The stylish aesthetics of the street coupled with the convenience of nearby restaurants and bars make this a very appealing business location. The city centre is within a 5 minute walk providing access to numerous public transport services and additional retail or leisure opportunities.

### Description

18 Regent Street is a 5 storey multi-occupied building within which space is available on the ground and lower ground floor. Each floor comprises two principle rooms with WC, kitchen and shower facilities used in common with other occupiers. Access is via the main door from Regent Street, to an attractive lobby area with stairs leading to the lower ground floor and car park located to the rear of the property.

The suites are cosmetically finished, featuring LED lighting and natural light via the period sash windows.

### Accommodation

The suites are available individually or combined as follows:

FLOOR	SQ FT	SQ M
Ground Floor	548	50.87
Lower Ground Floor	320	29.76
<b>Total</b>	<b>868</b>	<b>80.63</b>



### Occupational Terms

The suites are available by way of a new lease, outside the Landlord and Tenant Act 1954, for a term to be agreed. The rent, on application, and subject to VAT, is payable in advance inclusive of the following:

- Business Rates
- Utilities
- Buildings insurance
- Repairs and maintenance of common parts
- IT Broadband Connection
- Intruder and Fire Alarm maintenance

Parking is available by separate negotiation.

### EPC Rating

The property is assessed as having an EPC Rating of E.

### Further Information

Viewing is via appointment only via the sole agents.

Sean Bremner

M: 07541 505980

E: [sean@cpppartners.co.uk](mailto:sean@cpppartners.co.uk)

September 2022