

Unit 14, Hartley House | Hucknall Road | Nottingham | NG5 1FD

Excellent workshop space available on flexible 2 year licence agreement

78m²
(850ft²)

- Loading access
- Communal car parking
- Commercial service elevators x 2
- Full reception/concierge
- Communal WC's
- 24 hour access – 7 days a week
- 1 year licences on flexible terms available
- No deposit needed



TO LET



Location



Gallery



Contact





Location

Hartley House prominently fronts Haydn Road approximately 2 miles north of Nottingham City Centre and less than 1 mile from the A6514 Valley Road Ring Road at the intersection with the A611 Hucknall Road.

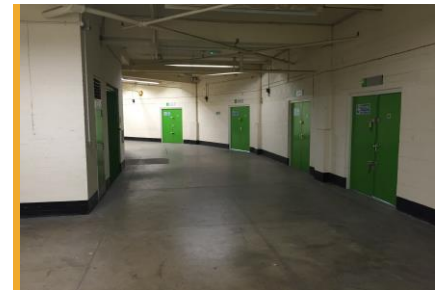
The site is located approximately 4 miles from M1 J26 via the A610 Nuthall Road and 9 miles from M1 J25 via the A52 Brian Clough Way.

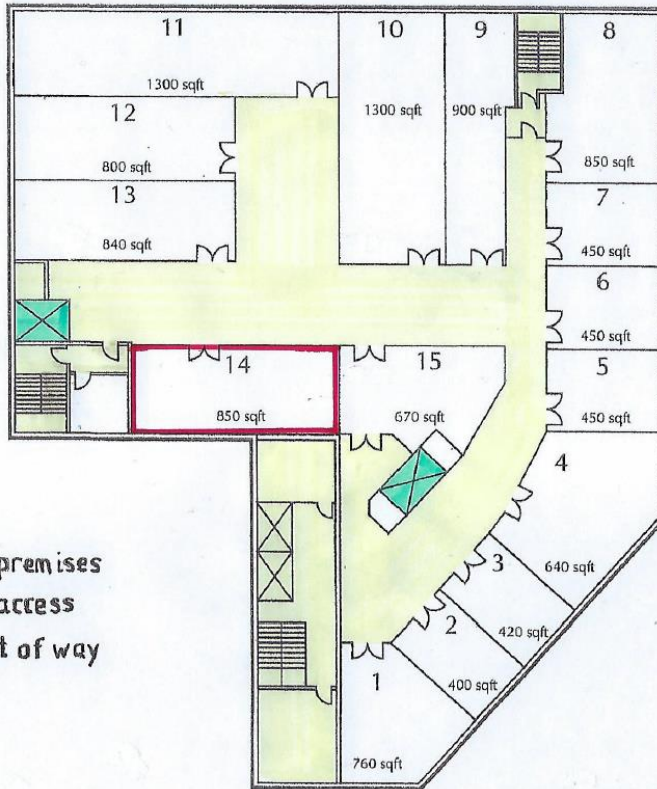
Description

Hartley House consists of a range of self-contained secure business spaces suited to a variety of uses (subject to use).

The units are available on the basis of a 1 year licence with the following specification:

- Shared reception facilities
- Loading bays
- Double door loading
- Personnel and goods lifts
- Communal area cleaning
- Fluorescent strip lighting
- Concrete flooring
- Kitchenette and WC facilities
- On site parking
- 24 hour loading access
- CCTV and security alarm





Floor Area

We understand the unit measures:

78m² (850ft²)

(This information is given for guidance purposes only)

Rent

A new lease is available at a quoting rent of:

£6,000 per annum exclusive

The rent is exclusive of VAT, utilities, business rates, buildings insurance and service charge.

Service Charge

A service charge will be levied to cover maintenance for the common parts of the property and the landscaping on the site.

The service charge currently runs at £1,700 plus VAT per annum.

VAT

VAT applies to rent and other payments due under the lease.



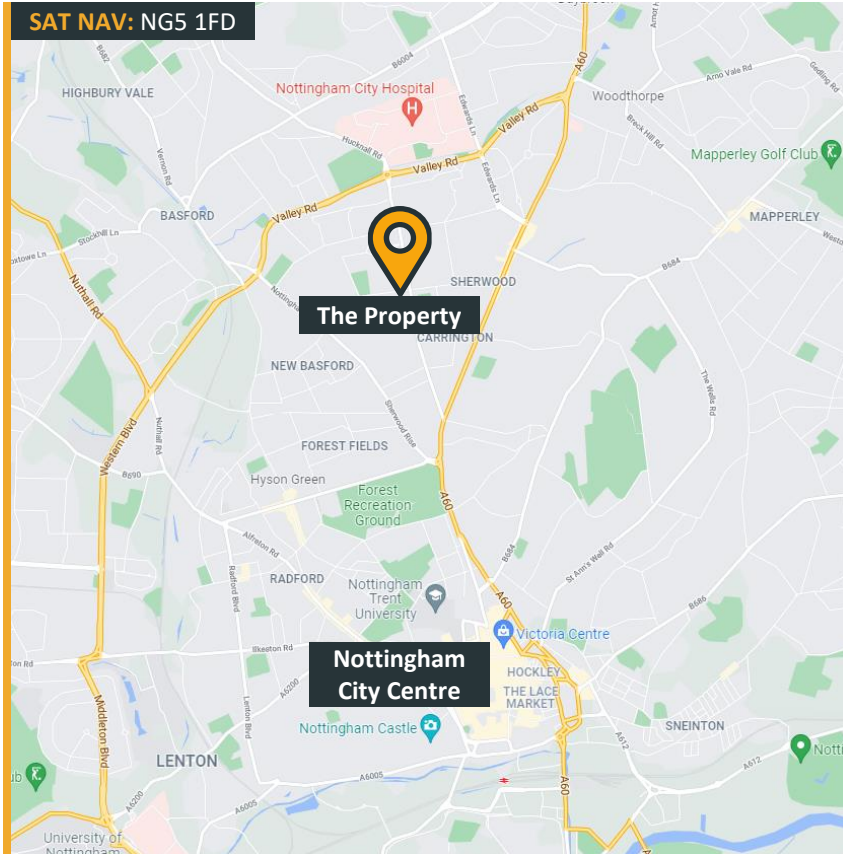
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Business Rates

From enquiries of the VOA website we understand the following:

Rateable Value from April 2024: £2.500

Small business rates relief may be available. Please make your own enquires of Nottingham City Council.

EPC

The EPC rating for building is available from the agent.

Further Information

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

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10/07/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.