

Hartley House | Hucknall Road | Nottingham | NG5 1FD

Excellent workshop space available on flexible 2 year licence agreement

80m² to 84m²
(860ft² to 900ft²)

- 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.

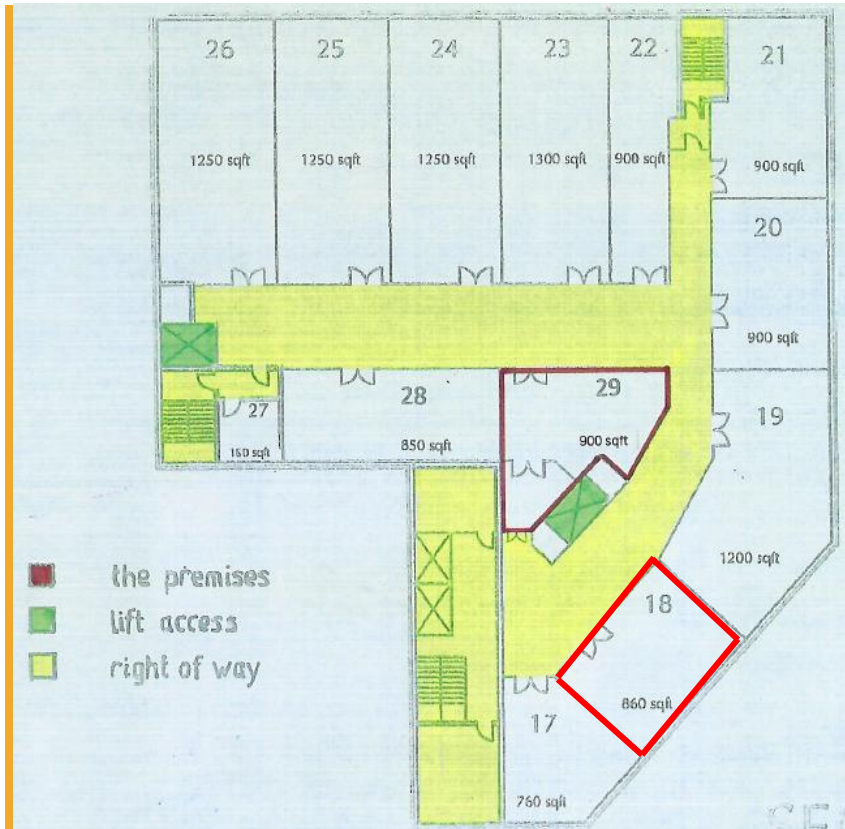
Description

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

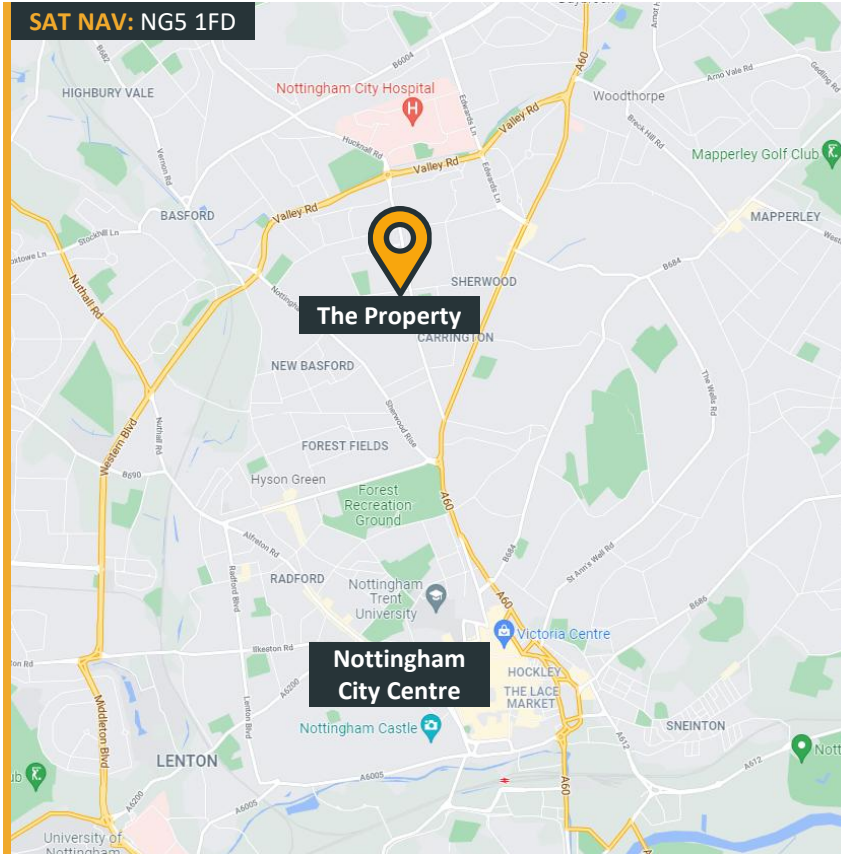
We understand the unit measures:

| | FT ² | Service charge | Insurance | Rent |
|----------------|-----------------|----------------|-----------|--------|
| Unit 18 | 860 | £1,720 | £196 | £6,450 |
| Unit 29 | 900 | £1,800 | £207 | £6,300 |

(This information is given for guidance purposes only)

VAT

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



Business Rates

From enquiries of the VOA website we understand the following:

| Unit | Rateable Value |
|---------|-----------------|
| Unit 18 | £1,650 |
| Unit 29 | To be confirmed |

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