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**The Courtaulds Building | Haydn Road**  
Nottingham | NG5 1EB

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**Flexible office and light industrial space  
available close to Nottingham City Centre**

**From 270m<sup>2</sup> (2,906ft<sup>2</sup>) to 1,120m<sup>2</sup> (12,053ft<sup>2</sup>)**



- Range of sizes available
- Flexible lease terms
- 40 car parking spaces
- Ready for immediate occupation
- Prominent location
- Bespoke fit out options available



**To Let**

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## Location

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

The site is located approximately 4 miles from the M1 Junction 26 via the A610 Nuthall Road and 9 miles from the M1 Junction 25 via the A52 Bryan Clough Way.

## The Property

The premises comprise part of the first floor of The Courtaulds Building and are currently fitted out as offices and former light industrial space. The current basic specification includes:-

- ❖ Suspended ceilings with inset lighting
- ❖ Plaster painted walls
- ❖ Raised flooring
- ❖ Carpeting
- ❖ Perimeter trunking
- ❖ Shared WC facilities
- ❖ Shared kitchen facilities

The spaces are available in a range of indicative sizes, however these could be altered to suit requirements. There is also on site car parking available by way of negotiation.

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From 270m<sup>2</sup> (2,906ft<sup>2</sup>) to 1,120m<sup>2</sup> (12,053ft<sup>2</sup>)



## Accommodation

We understand the available spaces have the following net internal area:-

Office	M <sup>2</sup>	FT <sup>2</sup>
Office 1	270	2,906
Office 2	321	3,455
Office 3	370	3,983
Office 4	394	4,241
<b>Total</b>	<b>1,120</b>	<b>12,053</b>

IPMS measurements available on request from the agents.

(This information is given for guidance purposes only)

## Service Charge

A service charge will be levied to cover maintenance of parts of the building used in common. A guide as to the sum payable is available from the agents.

## Rent

The spaces are available for lease on flexible and competitive terms of which to be agreed.

Competitive quoting figures are available upon application from the agents.

## Planning

We understand from enquiries with the Local Authority that the available space has permission for Use Class B1 (Business Use).

(Enquirers are advised to make their own enquiries of the Local Authority, Nottingham City Council planning department).

## EPC

An EPC has been requested and can be made available by the agents.

## VAT

It is understood that VAT is applicable to the rent and service charge due.

**SAT NAV: NG5 1EB**

**The Courtaulds Building**

**Courtaulds Factory Shop**

**Courtaulds**

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