

Office/Industrial

- ▶ Primarily open plan office/former light manufacturing accommodation
- ▶ Flexible suites from c. 3,000 - 12,053 sq ft (279 - 1,120 sq m)
- ▶ Competitive rent on offer

For enquiries and viewings please contact:



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Haydn Road , Nottingham, Nottinghamshire NG5 1EB

Location

The premises are situated on Haydn Road, Nottingham, a busy commuter route, connecting with the A611 and A60 to the east of Sherwood. City Centre retail and leisure amenities are easily accessible just c. 2 miles south. The premises were previously home to Courtaulds Textiles and form part of a large mixed- use site.

Other occupiers include Armstrong Mills who operate the Courtaulds factory shop and Nottingham Free School (secondary school, 600 students).

Description

The premises comprise part of the first floor, currently fitted out as a mix of traditional offices and former light manufacturing space. The general office specification includes the following;

Suspended ceilings with inset lighting
Plaster painted walls
Carpet covered raised accessible floors and perimeter trunking for power and data

The general former manufacturing area comprises;

Exposed truss framed roof with feature metal grid frame tray and suspended strip lighting
Perimeter trunking
Carpet covered floors

The property also benefits from a mechanically controlled heating and cooling system throughout and associated communal wc's.

Accommodation

	Sq M	Sq Ft
First Floor	1,119.7	12,053
Total	2,229.6	24,000

Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition).

Consideration will be given to splitting the unit into suites from c. 3,000 sq ft.

Planning

From enquiries of Nottingham City Council planning department, we understand that the part first floor has planning permission for B1 (Business) Use under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Alternative uses may be permitted subject to obtaining any necessary consents. Interested parties are advised to make their own enquiries of the Planning Authority on 0115 876 4447.

Tenure

The premises area available on new lease terms to be agreed.

Rates

The property will require re-assessment upon occupation. A guide is available from the Agents upon request.

Service Charge

A service charge will be payable in respect of the upkeep, security and maintenance of the building and common parts.

Rent

Rent upon application.

VAT

VAT will be payable at the prevailing rate, if applicable.

Legal Costs

Each party will bear their own legal fees incurred.

EPC

Available upon request.

Viewing

By prior appointment with Innes England or our joint agents FHP.

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