

# TO LET

## Flexible Workshop Space

CELEBRATING  
**25** YEARS  
OF PROPERTY  
CONSULTANCY

Hartley House Business Centre, Haydn  
Road, Nottingham NG5 1FD



## All Enquiries

- Workshop/Studio space from 400 sq.ft. to 1,950 sq.ft.
- Suitable for a variety of uses subject to planning.
- Established Business Centre.
- Excellent on-site parking provisions.
- Flexible lease terms available.



# SALLOWAY



**Hugo Beresford BSc (Hons)**

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## Location

Nottingham is one of the principal commercial centres within the East Midlands region, situated 5 miles to the south east of Junction 26 and 7 miles to the north east of Junction 25 of the M1 Motorway.

The city has a resident urban population of approximately 250,000. Other nearby commercial centres include Derby 15 miles to the west, Leicester 30 miles to the south and Birmingham 55 miles to the south west. The city relies on a range of industries including retail, banking, insurance, health and education, pharmaceuticals, textiles, food, drink and tobacco.

Hartley House Business Centre is situated on the corner of Haydn Road and Hucknall Road (A611) approximately 2 miles north of the City Centre.

## Description

The premises are arranged over three floors and provide a series of workshop/studio spaces. There are shared reception and welfare facilities together with both personnel and goods lifts which service all parts of the building.

The workshop spaces each benefit from an excellent amount of natural light together with double door loading, strip lighting and a solid concrete floor with substantial loading capacity.

Externally, there is substantial parking to the front and rear which is situated behind a secure gated forecourt.

## Accommodation

Please refer to the Schedule of Availability.

## Tenure

The premises are available on a flexible basis subject to a minimum 12 months.

## Rental

Please refer to the Schedule of Availability.

## Rates

We would recommend that interested parties contact Nottingham City Council.

## Services

All mains services are connected to the property.

## Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the site security and common areas.

## VAT

All prices/rents quoted are exclusive of VAT.

## Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

## Viewing

Viewing is strictly via appointment with sole agents, Salloway:-

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## Schedule of Availability

Floor	Unit No.	Size			Rent	Service Charge	Availability
Block D	Unit 25	181.2 m <sup>2</sup>	/	1,950 sq.ft.	£9,750 p.a.x	£3,900 p.a. + VAT	Available from August
	Unit 26	167.2 m <sup>2</sup>	/	1,800 sq.ft.	£9,000 p.a.x	£3,600 p.a. + VAT	Available from August
	Unit 27	157.9 m <sup>2</sup>	/	1,700 sq.ft.	£8,500 p.a.x	£3,400 p.a. + VAT	Available from August
	Unit 28	55.74 m <sup>2</sup>	/	600 sq.ft.	£3,000 p.a.x	£1,200 p.a. + VAT	Available from August
	Unit 29	37.2 m <sup>2</sup>	/	400 sq.ft.	£2,000 p.a.x	£800 p.a. + VAT	Available from August
	Unit 30	74.3 m <sup>2</sup>	/	800 sq.ft.	£4,000 p.a.x	£1,600 p.a. + VAT	Available from August
	Unit 31	74.3 m <sup>2</sup>	/	800 sq.ft.	£4,000 p.a.x	£1,600 p.a. + VAT	Available from August
	Unit 32	111.5 m <sup>2</sup>	/	1,200 sq.ft.	£6,000 p.a.x	£2,400 p.a. + VAT	Available from August



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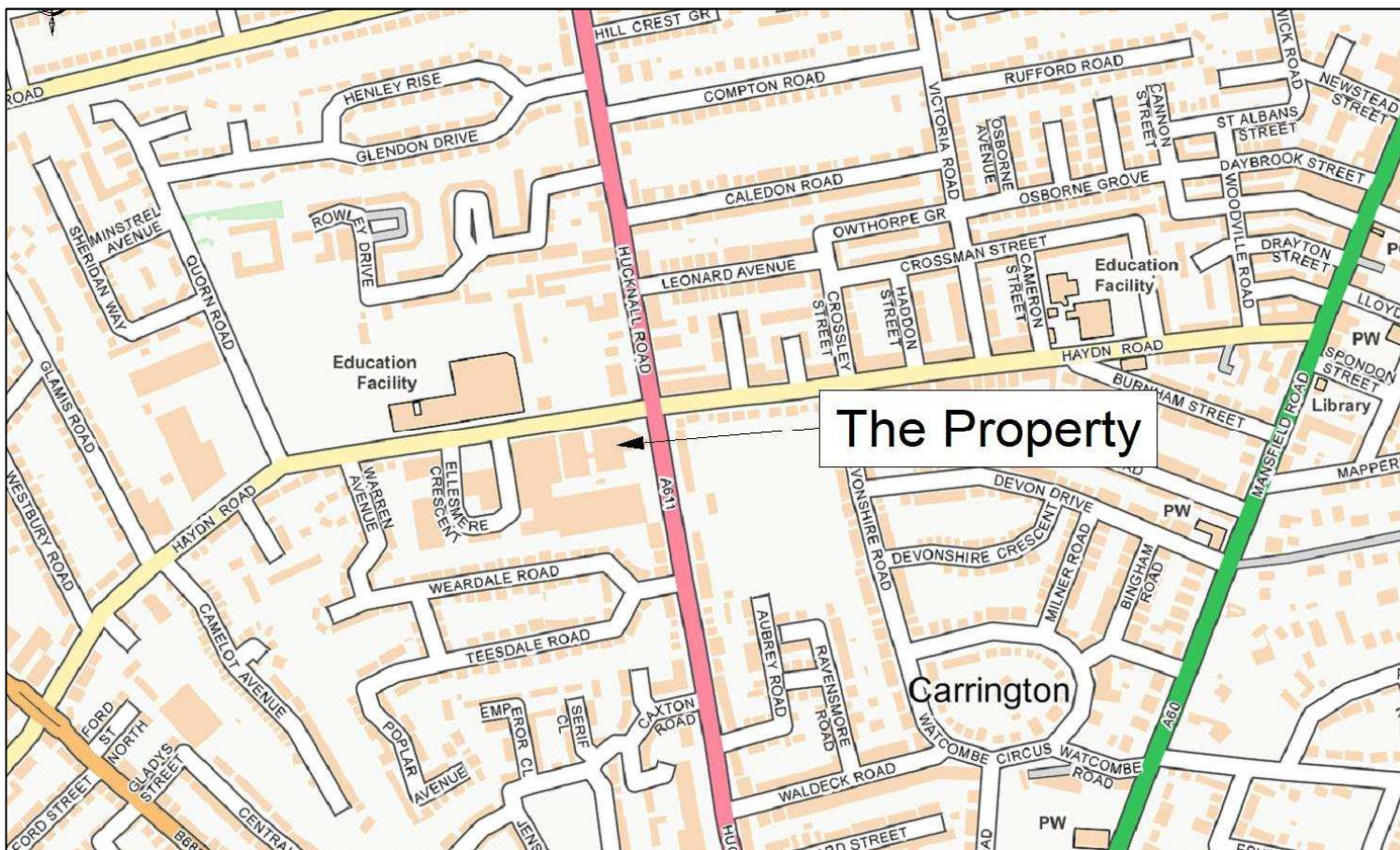
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