

## Excellent workshop space available on flexible 2 year licence agreement

**28m<sup>2</sup> to 121m<sup>2</sup>**  
(300ft<sup>2</sup> to 1,300ft<sup>2</sup>)

- Loading access
- Communal car parking
- Commercial service elevators x 2
- Full reception/concierge
- Communal WC's
- 24 hour access – 7 days a week
- 2 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.

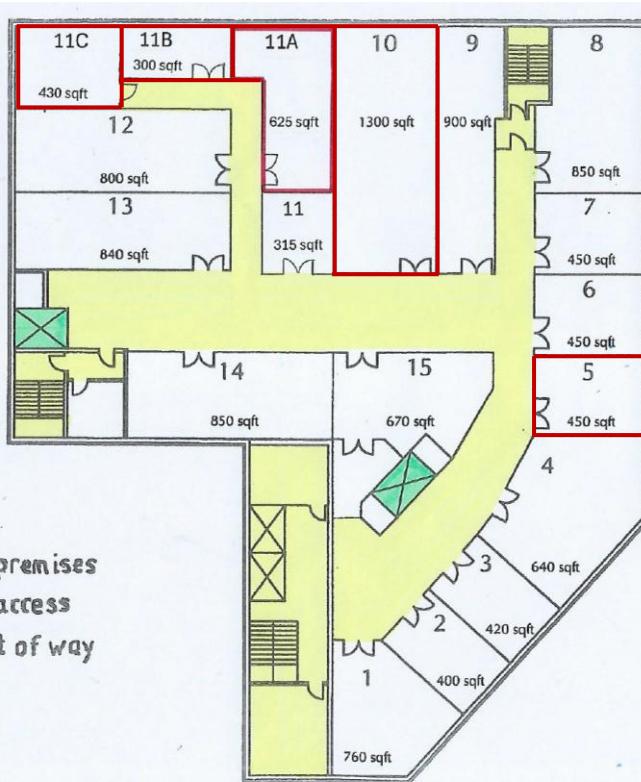
## Description

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 <sup>2</sup>	Service charge	Insurance	Rent
Unit 5	450	£900	£90	£3,375
Unit 10	1,300	£2,600	£260	£9,000
Unit 11a	625	£1,250	£125	£5,000
Unit 11b	300	£600	£60	£2,400
Unit 11c	430	£860	£86	£3,440

(This information is given for guidance purposes only)

## Business Rates

Information about business rates is available via the agent.

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

**SAT NAV: NG5 1FD**



## EPC

The EPC rating for building is available from the agent.

## VAT

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

## Further Information

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

### Guy Mills

07903 521 781  
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31/10/2025

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