

High quality converted coach house office suites, available individually or as a whole

141.7m² to 326.5m²
(1,525ft² to 3,514ft²)

- High quality coach house office suites with generous natural light and open plan layouts
- Grade II listed Coach House
- Fully alarmed building, 24/7 on-site security and CCTV
- Generous on-site parking provisions
- Serene countryside location with strong access links via the A52, A606 and A46



TO LET



Location



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Location

The property sits in a peaceful countryside setting in Tollerton Village, with excellent road connections to the wider region. The property is approximately 0.7 miles from the A606 (Melton Road), 1.5 miles from the A52 and 3.5 miles from the A46, providing straightforward access to Nottingham and surrounding towns.

Nearby villages and towns offer a range of cafes, local shops and services within a short drive, while the estate benefits from a calm rural environment attractive to occupiers seeking a serene base with strong transport links.

Floor Areas

We understand that the office suites have the following Net Internal Area (NIA):

Floor	m ²	ft ²
Unit 2	185	1,989
Unit 3	141.7	1,525
Total	326.5	3,514

(This information is given for guidance purposes only)

EPC

The suites have an EPC rating of **D-100**.

Unit 3





Location



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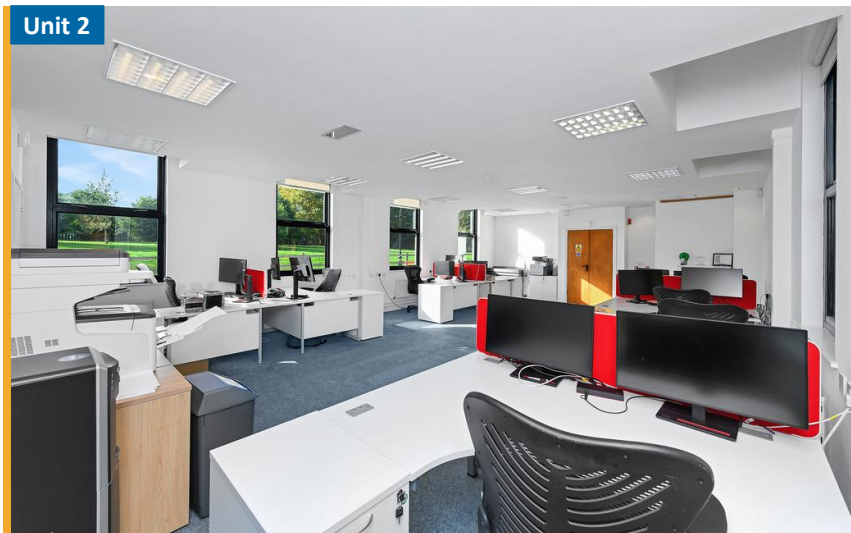


Description

A beautifully renovated, Grade II listed brick coach house within the Tollerton Hall Estate, offering bright, flexible, open plan office accommodation that combines traditional character with modern specification. Large double-glazed windows and skylights offer natural light and beautiful views over the grounds. A mixture of open plan and cellular space offer teams, studios or creative occupiers a flexible space suitable for a variety of occupiers. The suites may be taken individually or combined and have the following specification:

- Mixture of open plan and cellular space
- 24/7 on-site security
- Alarm system and CCTV coverage
- Generous parking for staff and visitors
- Attractive shared courtyard
- WC and kitchenette facilities
- Double glazed windows and skylights
- Air conditioning in part of the building
- Gas central heating
- Intercom system

Unit 2



Business Rates

From enquires of the VOA website we understand the units have the following Rateable Values:

Unit 2: £20,500

Unit 3: £17,750

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)



Location

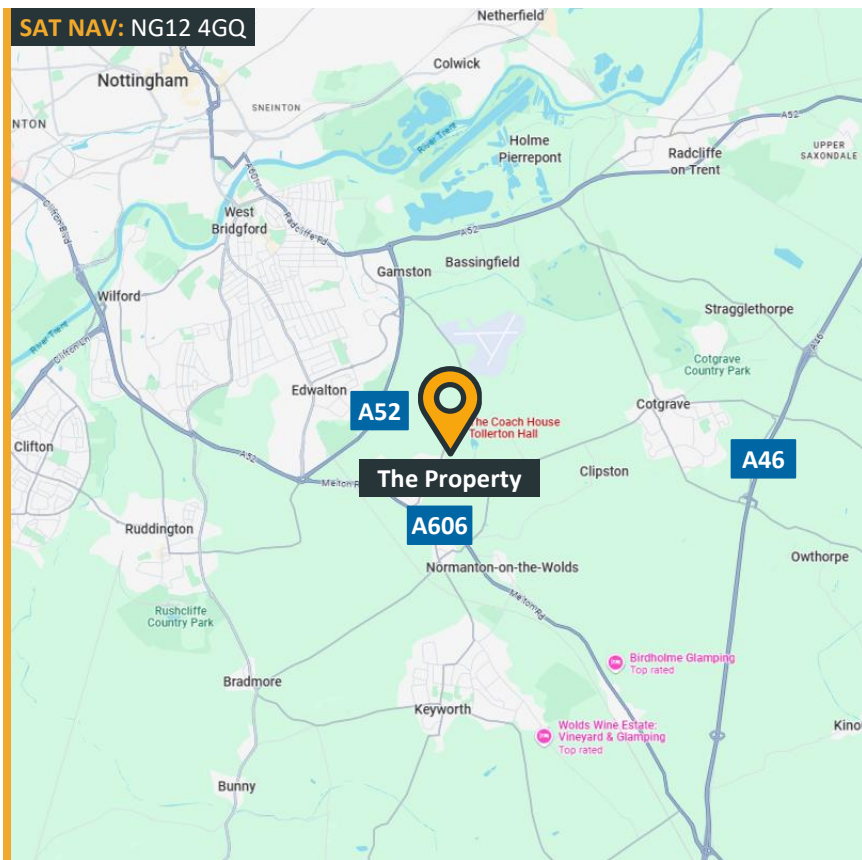


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SAT NAV: NG12 4GQ



Rent

The suites are available on a new lease.

Unit	Rent
Unit 2	£35,000 per annum
Unit 3	£25,000 per annum
Units 2 & 3	£60,000 per annum

Service Charge

A service charge is applicable to cover the maintenance and management of the building and common areas. Further details are available upon request from the agent.

VAT

VAT is applicable on the rent due at the standard rate.

Further Information

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

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