

## Good value workshop/industrial units in prominent Nottingham roadside location

**58.6m<sup>2</sup> – 334.4m<sup>2</sup>**  
(630ft<sup>2</sup> – 3,600ft<sup>2</sup>)

- Workshop/industrial units available immediately
- Generous car parking allocation
- Available on flexible terms
- Prominent roadside location in historic Futurist Cinema
- Suitable for a variety of occupiers
- Roller shutter loading doors for easy access



**TO LET**



Location



Gallery



Contact

## Location

The units are prominently located on the Valley Road crossroads, benefitting from fantastic roadside presence. Valley Road offers great access to the Nottingham Ringroad, in turn quick access to the M1 and Nottingham City Centre.

## Description

This unique commercial opportunity is situated within a characterful brick built historic building, formerly a cinema, which has been thoughtfully converted to provide flexible workspace while retaining its distinctive architectural features. The property offers a series of open plan industrial units that are well suited for a range of light industrial creative storage distribution or motor trade uses. Internally, the units are fitted to a good standard benefitting from LED lighting throughout, roller shutter loading doors, durable concrete floors and separate personnel doors. Each unit also incorporates private WC facilities and a dedicated kitchenette area providing convenience for staff and visitors.

The property also has a range of first-floor open plan offices available on competitively priced, flexible terms. These suites are suitable for a wide variety of occupiers and offer the potential for leisure use, providing adaptable space in a highly accessible location.

Externally, the property benefits from a substantial parking allocation offering ample onsite spaces to support staff vehicles, customer visits and operational requirements. The surrounding area is a blend of commercial and mixed use environments, ensuring good accessibility and connectivity for businesses.





## Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

Unit	m <sup>2</sup>	ft <sup>2</sup>	Rent (pa)
Unit 2	58.60	630	£7,500pa
Unit 3	334.40	3,600	£37,000pa
Unit 4	249.70	2,688	£27,000pa

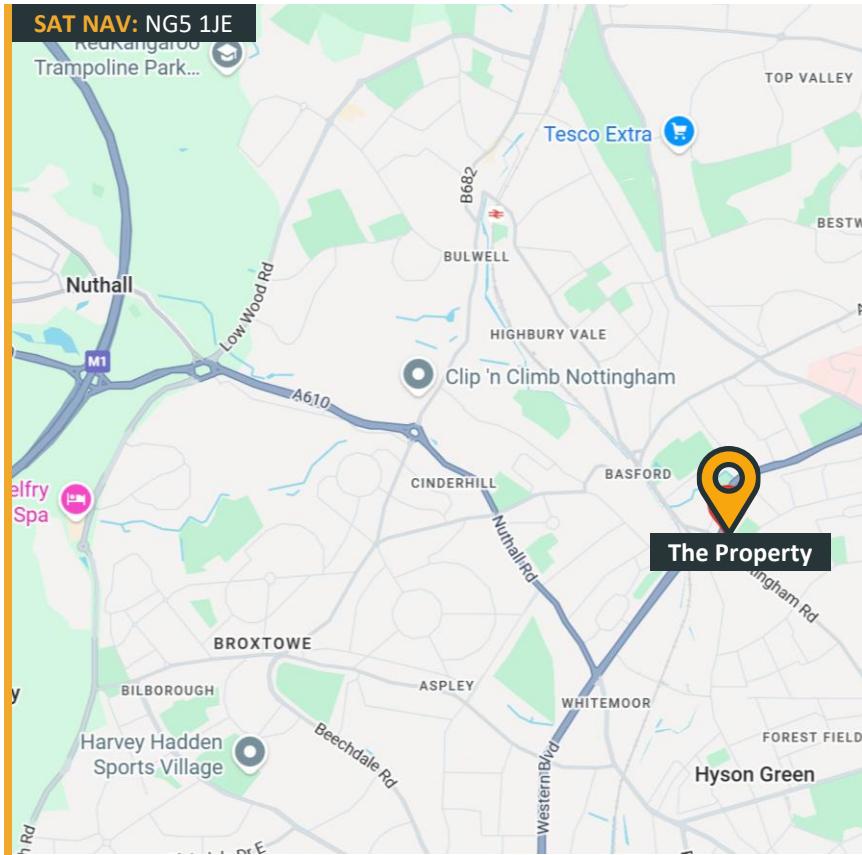
(This information is given for guidance purposes only)

## EPC

Information regarding the EPC rating is available from the agent upon request.

## Business Rates

Information regarding the business rates is available from the agent upon request. It is understood that the property benefits from small business rates relief. Please make your own enquiries with Nottingham City Council.



## 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  
guy.mills@fhp.co.uk

### Jamie Gilbertson

07747 665 941  
jamie.gilbertson@fhp.co.uk

**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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