

TO LET     £4,000 Per Calendar Month

Rear of 177 Hartley Road, Nottingham, NG7 3DW



- Workshop / Storage Unit
- GIA 1,130.77 sq m (12,172 sq ft)
- Loading Bay
- Close Proximity To Nottingham City Centre
- Secure Yard
- Yard- 789.67 sq m (8,500 sq ft)
- Flexible Terms Available
- Good Transport Links

Lindpet House  
5 Market Place  
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NG31 6LJ

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[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



## **LOCATION**

The premises are located along Hartley Road approximately 1.5 miles north west of Nottingham City centre and benefits from access via both Hartley Road and Croydon Road. The wider area is of mixed use comprising a variety of residential, shops, commercial units, cafés and restaurants. Occupiers within the immediate vicinity include TST Motors, B&H Home Store and Aldi.

## **DESCRIPTION**

This workshop / storage unit comprises a large open plan area with ancillary storage and office space, kitchen and W.C's. The property benefits from a large fenced yard and a loading bay.

## **ACCOMMODATION**

We have calculated the approximate floor areas to be as followed;

Total GIA- 1,130.77 sq m (12,172 sq ft)

Yard- 789.67 sq m (8,500 sq ft)

## **SERVICES**

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

Interested parties should make their own enquiries as to the amount of rates payable.

## **TERMS**

The property is available TO LET on a new lease for a term to be negotiated at an asking rent of £4,000 per calendar month.

## **EPC**

Energy rating: N/A

## **VAT**

We understand that VAT will not be charged.

## **LEGAL COSTS**

The tenant is to contribute £1,500 towards the landlords legal costs.

## **VIEWING**

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.