



## Unit 6

Hartley Court, Norton Street, Nottingham, NG7 3AN

### TO LET - Unit 6 Hartley Court Industrial Park

**£8,622 + vat, insurance & service  
charge**

**958 sq ft**  
(89 sq m)

- £9 psf = £8,622 + Vat PA
- Light industrial unit
- Secure gated industrial park
- Available immediately
- Prime Nottingham location
- All uses considered
- Motor trade hub
- Roller shutter access
- 3 Phase power

# Unit 6, Hartley Court, Norton Street, Nottingham, NG7 3AN

## Summary

<b>Available Size</b>	958 sq ft
<b>Rent</b>	£8,622.00 per annum
<b>Business Rates</b>	To be assessed. A similar unit is rated at £5,600, we would advise all interested parties to make their own enquiries.
<b>Service Charge</b>	A service charge will be applied towards upkeep and maintenance of the Estate Roads. The service charge will be based at 50p PSF.
<b>Car Parking</b>	Spaces available to the front of unit 6
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (114)

## Description

Unit 6 is a 958 sq ft light industrial space that is part of a row of similar units. The structure features steel portal frame construction with brick and block walls beneath a clad roof.

At the front, there's an asphalt driveway providing easy access and onsite parking for four vehicles, or more with double parking. Entry to the unit is through a roller shutter door and a separate personnel door. Inside, the space is divided in half, one area is open with full height and the other is a storeroom with a timber flat roof which could be altered depending on the users needs. The unit also includes a single W/C and a rear fire exit.

## Location

Unit 6 is located on Hartley Court industrial estate with site accessed off Norton Street, Nottingham. The site is located within a mainly student / residential area with good access to Nottingham city centre (circa 1 mile by car) and the M1 motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	958	89	Available
<b>Total</b>	<b>958</b>	<b>89</b>	

## Terms

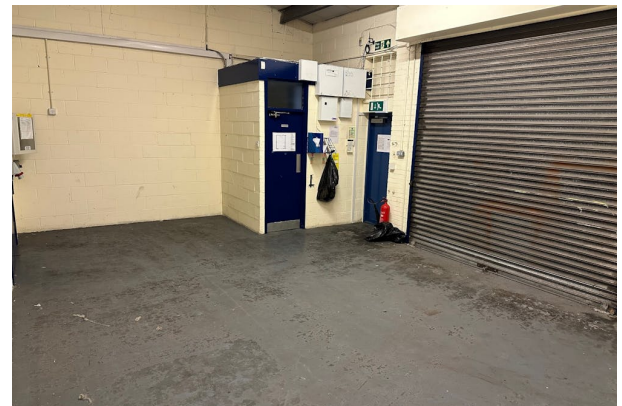
Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £8622 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Services

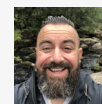
We are advised that mains' services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

## Service charge

A service charge will be applied towards upkeep and maintenance of the Estate Roads. The service charge will be based at 50p PSF.

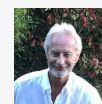


## Viewing & Further Information



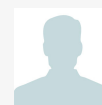
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