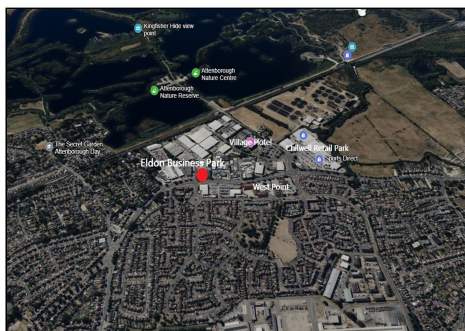




C P Walker & Son 1896
“ looking after you, and your property ”



Eldon Business Park, Attenborough, Nottingham



30 Eldon Business Park, Attenborough, NG9 6DZ

£23,500 - Annually

Two Storey Office Building of 1,553 sq. ft (144.3 sq, m)



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Eldon Business Park is a modern out of town office development providing attractive and functional accommodation for businesses. The units offer you "your own front door" with open plan offices spread over two floors. No 30 has a net internal floor area of 1,553 sq. ft / 122.3 sq. m with 6 on site parking spaces.

This out of town location close to the Attenborough nature reserve offers easy access to Beeston and Long Eaton and to the M1 motorway at Junction 25. There are local shopping facilities close by at the West Point Shopping Centre and the Chilwell Retail Park.

Accommodation

The Floor Plans show the general arrangement. There is a entrance with offices to the ground floor and stairs to the first floor. WCs are provided on each landing. The offices are built in open plan arrangement but the offices have been divided by lightweight partitions to provide a combination of cellular and open plan offices. These partitions can be removed if required to suit occupier requirements.

The offices provide attractive working space with plastered and painted walls, a suspended ceiling with Cat II lighting, three compartment floor trunking and a central heating system. The net internal floor is:

Ground floor: 762 sq. ft (70.8 sq. m)

First Floor: 791 sq. ft (73.5 sq. m)

Total: 1,553 sq. ft (144.3 sq. m)

Kitchenette

There is a kitchenette situated on the ground floor.

WCs

There are two sets of WCs on each floor of the building within the core area.

Terms

The accommodation is available by way of new lease to be granted on full repairing and insuring terms for a term of 3 or more years, thereafter renewable.

Rent

The building is available for rent at £23,500 per annum plus VAT. Consideration will be given to letting the first floor only at £12,000 pa plus VAT. Consideration will also be given to a sale of the property. Price on application.

Rates, Insurance and Service Charge

The rates payable for 2025/2026 are estimated at £10,230 (Rateable Value is £20,500). Note the Rateable Values are currently split between ground floor (£10,300) and first floor (£10,500) but these are likely to be combined if the accommodation is occupied together. The tenant is also liable to pay a proportion of the buildings insurance estimated at £TBC per annum. There is a small estate service charge. Lettings of floors would incur a further service charge in respect of the shared utility costs etc.

EPC Rating

The EPC rating is B. A copy of the EPC report is available upon request from CP Walker and Son.

Viewing

For more information to to view the property, contact Tarn Yung in our Commercial Property Department by phone on his Direct Line at 0115 957 4768 or by email at tarn@cpwalker.co.uk. Viewing is by appointment.



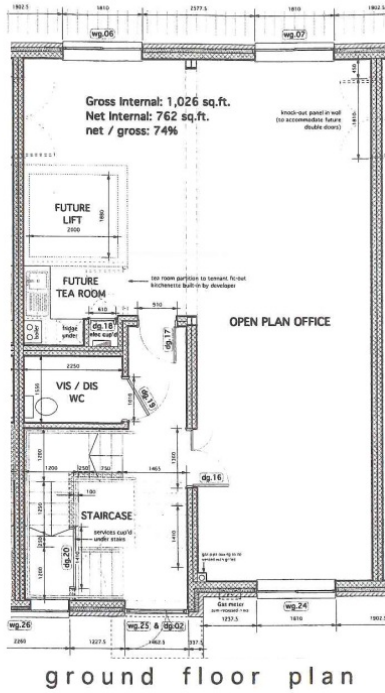
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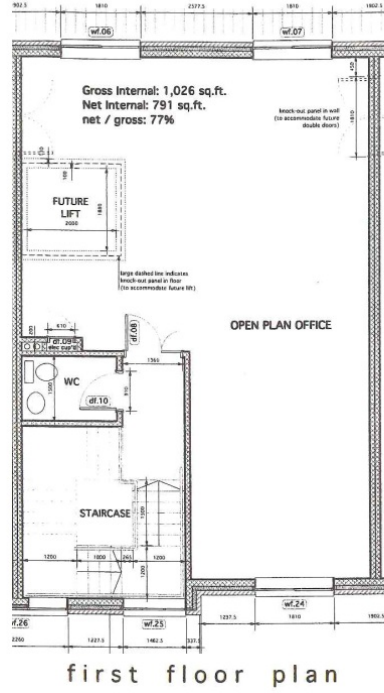


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30 Eldon Business Park Floor Plan



ground floor plan



first floor plan



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