

BUSINESS SPACE OPPORTUNITY

Monarch House, Chrysalis Way Business Park, Eastwood,
Nottinghamshire NG16 3RY



RENT! AFFORDABLE OPEN PLAN AIR-CONDITIONED OFFICE ACCOMMODATION SUITES FROM 1,000 SQ FT – 5,005 SQ FT

- Ground floor open plan suite totalling 465 sq m (5,005 sq ft)
- Can be split to create smaller suites ranging from approx. 93 sq m (1,000 sq ft) upwards
- 3 miles from J26 of the M1 motorway, via A610 dual carriageway
- Dedicated on-site car parking



LOCATION:

Monarch House is located on the popular Chrysalis Way commercial area. Other occupiers at the location include Travis Perkins.

The location provides immediate access to the A610 trunk road, in turn leading to J26 of the M1 motorway close to the Ikea Retail Park. The conurbations of Nottingham, Derby, Leicester, Mansfield, Chesterfield and Sheffield are all within easy reach.

Local facilities include Langley Mill Train Station, with McDonald's, KFC, Asda, Lidl, and B&Q all within walking distance.

DESCRIPTION:

Good quality open plan office, benefitting from the following facilities / specifications:-

- Air conditioning
- Suspended ceilings and LED lighting
- Double glazing
- Perimeter trunking
- Kitchen and WC's
- On site car parking

ACCOMMODATION:

	SQ M	SQ FT
Ground Floor Suite:	465	5,005

The office can be split by the landlord to provide smaller self-contained office suites from 93 sq m (1,000 sq ft) upwards.

RENT:

	RENT
Ground Floor Suite:	£51,250 pa

Or smaller suites on flexible terms at *all-inclusive* rents – details on application.

SERVICE CHARGE:

For a letting of the ground floor suite as a whole, a service charge will be levied in respect of maintenance and upkeep of communal areas.

RATES:

Rateable Value:	£37,500
Rates Payable (2023/24): (small business multiplier assumed)	£18,712

VAT:

Vat is applicable to the rent and service charge.

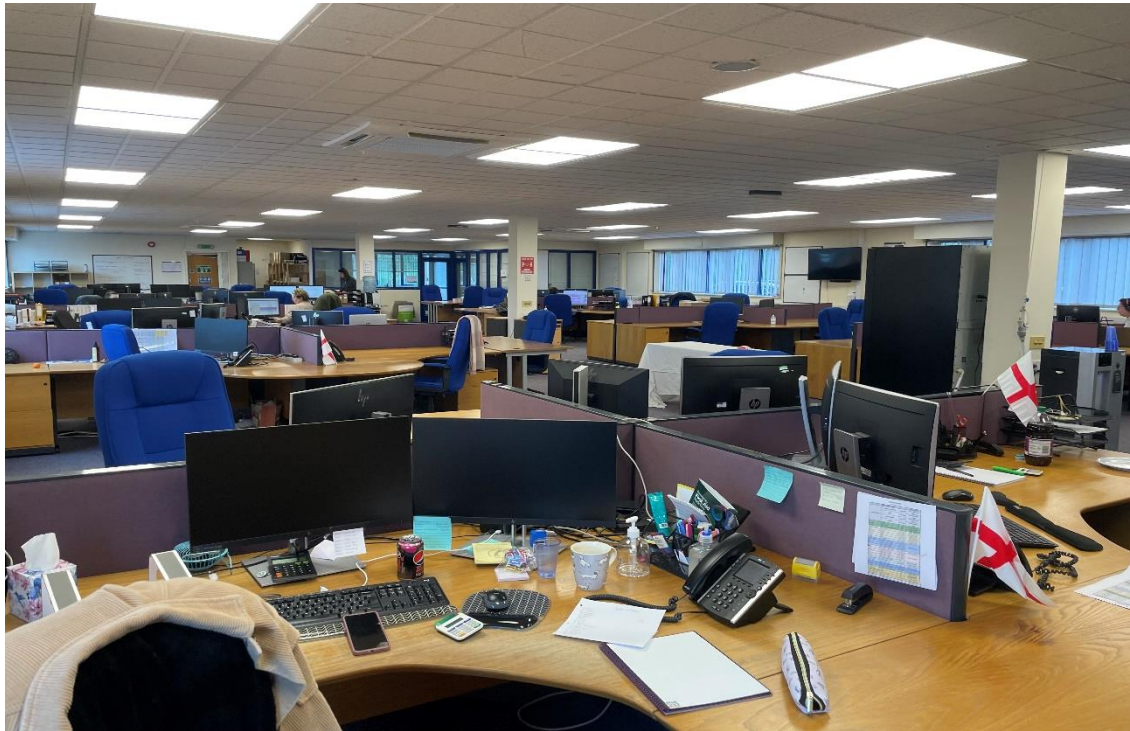
EPC:

B – 34

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

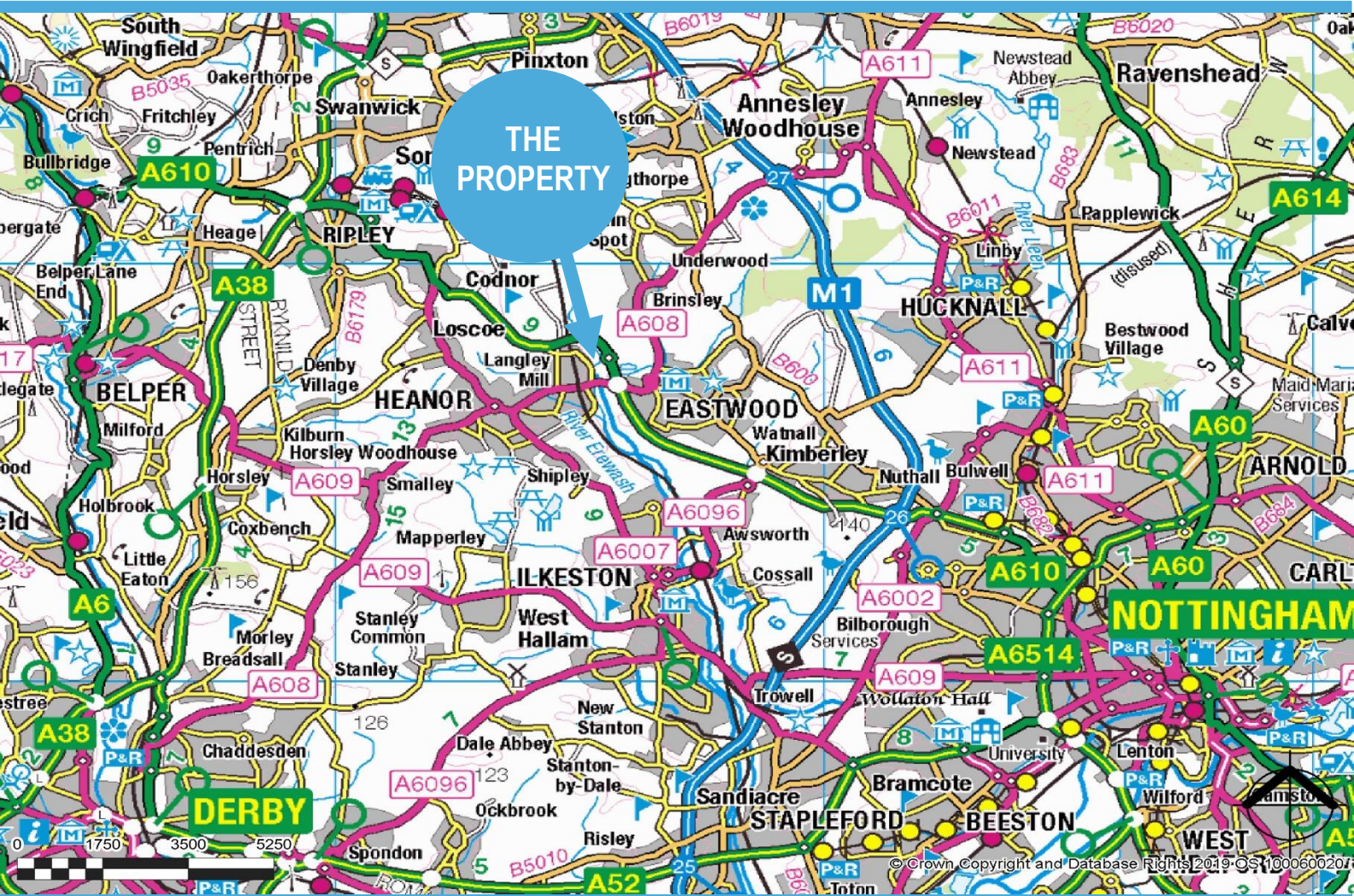


Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

GROUND FLOOR PLAN



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.