

# BUSINESS SPACE OPPORTUNITY

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



## ASK!

### HYBRID WORKSHOP / OFFICE BUILDING WITH GATED YARD & J26 M1 ACCESS

£29,950  
PER ANNUM  
£395,000  
FREEHOLD

- 311 sq m (3,355 sq ft)
- Convenient access to J26 of the M1 motorway via adjacent A610
- Quality integral offices
- Separate workshop / warehouse area
- Fenced & gated yard (shared)
- May sell



Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

**0115 950 6611**

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

### LOCATION:

Monarch House is located on the popular Chrysalis Way commercial area.

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 hybrid commercial building set within fenced and gated yard. A minimum of 10 spaces are allocated to the property.

The property is finished internally to a good standard. The office section is carpeted, has LED light panels and a high specification of staff / amenity accommodation.

There is a separate workshop / warehouse area accessed via a roller shutter door.

### ACCOMMODATION:

The property is currently configured internally to provide the following:-

	SQ M	SQ FT
Office / Admin & Staff Amenity:	231.35	2,490
Workshop:	79.79	859
<b>TOTAL</b>	<b>311.14</b>	<b>3,349</b>

Note. There is potential to alter the internal configuration to provide a greater proportion of warehouse or office accommodation, as required by the occupier.

### TENURE:

Leasehold. Freehold considered (see terms).

### TERMS:

The property is available on a new internal repairing lease for a term of years to be agreed.

Alternatively, our client may consider a freehold sale.

### RENT:

The property is available to rent at a level of:-

**£29,950 Per Annum**

### PRICE:

The property is available to purchase at a price of:-

**£395,000 Freehold**

### SERVICE CHARGE:

A service charge is payable on a rental agreement at £2 per square foot to cover maintenance and landscaping costs.

### RATES:

Rateable Value: £22,250  
Rates Payable 2023/24: £11,100

### VAT:

Vat is applicable to the price, rent and service charge.

### EPC:

B - 34

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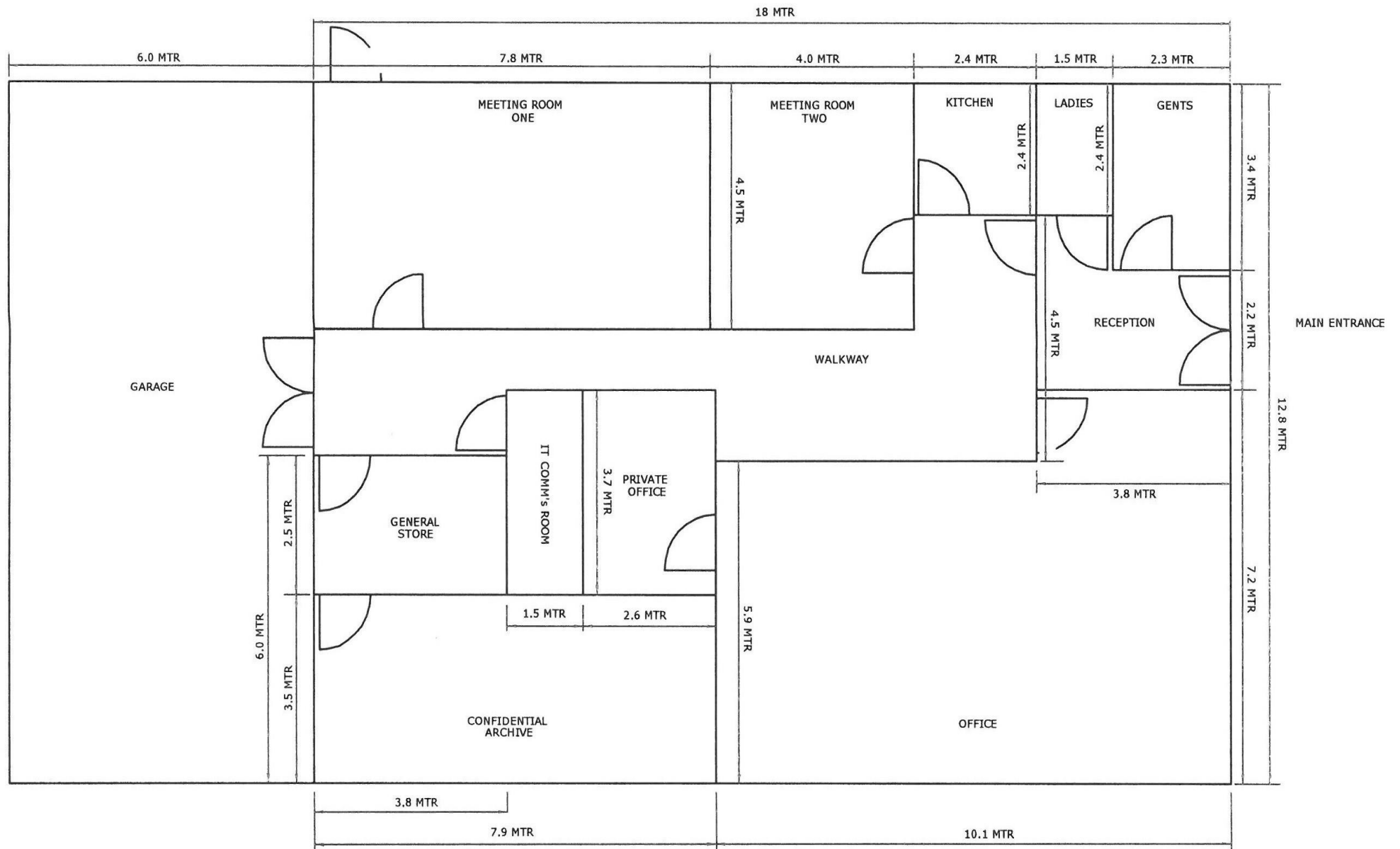


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FIRE EXIT TO ESS



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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.