

# 16 REGAN WAY

Chetwynd Business Park, Chilwell, Nottingham, NG9 6RZ



## Key Highlights

- Popular Business Park location
- Detached, two storey modern offices
- Open-plan accommodation
- Comfort cooling
- Raised access floors
- 783 sq m (8,434 sq ft)
- 35 Car parking spaces

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Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 9348050**

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## Location

The City of Nottingham lies at the heart of the UK and is regarded as the commercial and administrative hub of the East Midlands.

The property is situated on Chetwynd Business Park, approximately 6 miles south west of Nottingham city centre and within 3 miles of junction 25 of the M1 motorway.

Chetwynd Business Park is accessed off Swiney Way, which Links with Nottingham Road (A6005), a major arterial route between Nottingham and Long Eaton.

Nearby amenities include Chilwell Retail Park, with occupiers including McDonald's, Costa Coffee and M&S Food amongst others.

## Description

The property comprises a modern detached two storey office building, originally designed to principally provide open plan office accommodation over two levels with second floor archive storage. Each floor of offices benefits from toilet and kitchen facilities.

The specification of the accommodation includes the following:

- Fully accessible raised floors
- Comfort cooling
- Suspended ceilings with recessed lighting
- Double glazing
- Central heating radiators

## Accommodation

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,760	349.03
First Floor	3,807	353.72
Second Floor	864	80.30
<b>Total NIA</b>	<b>8,431</b>	<b>783.26</b>

Externally, the property benefits from a large car park to the rear with 35 dedicated car parking spaces.

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## Services

All mains services are available to the property.

## EPC

Energy rating B-44.

## Town Planning

The property currently has consent for office use within class E of the Town and Country Planning (Use Classes) Order 1987, as amended.

## Business Rates

Rateable Value (2023) £92,500

Rates Payable (2023/2024)

£47,360 (disregarding any transitional or other relief).

## Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Guide Rent

£105,000 per annum exclusive.

## Estate Charge

An Estate Charge is levied to cover the maintenance of the common parts of Chetwynd Business Park. Further details available upon request.

## VAT

It is understood that VAT is payable in addition to the quoted rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## Viewing and Further Information.

Strictly by appointment only with the Sole Agent, Savills.

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## Contact

### Ian Muxlow

+44 (0) 7967 555 584  
imuxlow@savills.com

### Gina Burbidge

+44 (0) 115 934 8057  
gina.burbidge@savills.com

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