



**TO LET/MAY SELL**

**UNIT 25, ELDON  
BUSINESS PARK**

**CHILWELL, NOTTINGHAM  
NG9 6DZ**

**192 sq m (2,063 sq ft)**

High quality self-contained office building

- No Parking Levy
- Immediately available
- Attractive working environment
- Professionally managed site
- High quality finish throughout
- Accessible to Nottingham & Derby City Centres and M1



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



## LOCATION

Eldon Business Park is prominently situated on the A6005 Nottingham Road, which runs between Nottingham and Long Eaton. It is therefore readily accessible to private vehicles and via public transport, with regular buses stopping close-by.

The location affords easy access to the Westpoint Shopping Centre, which includes occupiers such as Tesco, a pharmacy and a number of take-away restaurant outlets at the Chilwell Retail Park.

## DESCRIPTION

Unit 25 is constructed of brick and blockwork elevations, inset with aluminium framed double glazed windows.

Internally, the offices benefit from a good specification to include raised access floors inset with data boxes, suspended ceilings and recessed LED lighting, with kitchenettes to each floor.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ.M	SQ.FT
Unit 25	192	2,063
<b>TOTAL NIA</b>	<b>192</b>	<b>2,063</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity

## EPC

The property has an EPC rating of 53 falling within Band C.

## TOWN & COUNTRY PLANNING

The property has an established consent for use as offices falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order 2020.

## TENURE

The property is available by way of a sub-letting/assignment on a full repairing and insuring basis for a term of years to be agreed.

Consideration will be given to a sale of the property.

## RENT

£31,000 per annum.

## SERVICE CHARGE

A service charge is levied to cover the repair and maintenance of the common parts of the Estate. For further information, please contact the marketing agents.

## VAT

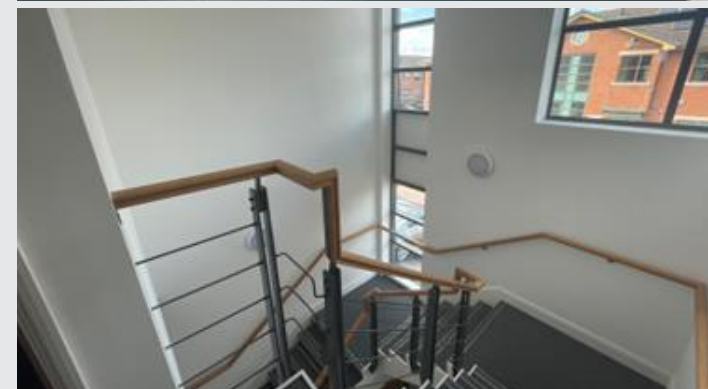
VAT is applicable to the rent/price and service charge at the prevailing rate.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that this property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the site. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.