



**TO LET**

# 5 FARRINGTON WAY

**EASTWOOD LINK OFFICE PARK,  
EASTWOOD, NOTTINGHAM  
NG16 3BF**

**194.53 sq m** (2,094 sq ft)

Fantastic opportunity on popular office development

- Excellent access to J26 M1 motorway
- Attractive landscaped environment
- Air-conditioned
- Dedicated parking for 8 cars
- Open plan configuration



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



## LOCATION

Eastwood Link Office Park is located directly adjacent to the A610 dual carriageway providing direct access to J26 of the M1 (approx. 4 miles).

Eastwood is a small town located close to the border between Nottinghamshire and Derbyshire in the heart of the UK and is within approximately 25 minutes' drive of Derby, 20 minutes from Nottingham City Centre and East Midlands Airport.

The office is within five minutes drive of Ikea, B&Q and Morrisons. Eastwood Link therefore benefits from the town centre amenities whilst enjoying first class road communications and an impressive parking allocation.

## DESCRIPTION

This is a modern, end-terraced, purpose-built office of dual tone brick elevations under a pitched tiled roof.

Internally, the property provides high-quality, air-conditioned office accommodation over ground and first floors, together with Kitchen and W.C. facilities.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

	SQ M	SQ FT
Unit 5	194.53	2,094
<b>TOTAL NIA</b>	<b>194.53</b>	<b>2,094</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 65 falling within Band C.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority:	Broxtowe Borough Council
Description:	Offices & Premises
Rateable Value:	£20,750
Period:	2023/24

## TENURE

The property is available by way of a new full repairing and insuring lease, the length of which is open to negotiation.

## RENT

**£33,500 per annum.**

## VAT

VAT is applicable to the rent at the prevailing rate.

## LEGAL COSTS

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



**SUBJECT TO CONTRACT**

Viewing: By prior appointment with the sole agents.

**ALICIA LEWIS**

07517-905795  
alicia@ng-cs.com

**THOMAS SZYMKIW**

07564-580300  
thomas@ng-cs.com

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