



**Chrysalis Way, Eastwood, Langley Mill, Derbyshire NG16 3RY**

## **Office accommodation**

- ▶ **From 2,342 - 8,081 sqft (217.6 - 750.7 sqm)**
- ▶ **Excellent transport links to A610 and M1 motorway J26**
- ▶ **Allocated parking**
- ▶ **Can be sub-divided or let with warehouse unit to the rear**

For enquiries and viewings please contact:



**Scott Osborne**  
07894 587809  
[sosborne@innes-english.com](mailto:sosborne@innes-english.com)



**Ross Whiting**  
07921 948501  
[rwhiting@innes-english.com](mailto:rwhiting@innes-english.com)

### Location

The premises are located fronting Chrysalis Way, an area surrounded by commercial users on the fringe of Langley Mill.

Approximately 250m from the property lies the A610 providing fast convenient access to Junction 26 of the M1 motorway approximately 4 miles from the premises. Continuing along the A610 provides a direct link to Nottingham City Centre approximately 10 miles to the east.

### Description

The premises provide two storey office space with warehouse accommodation arranged around a secure gated concrete yard. Each element may be let separately.

The offices are accessed via a pedestrian door leading from the car park and provide a mix of open and cellular office space. The offices benefit from suspended ceilings, perimeter trunking, mix of LED and CAT II lighting and air conditioning. The offices may be split denoting 'left' and 'right' offices.

### Accommodation

	Sq M	Sq Ft
Ground floor left hand office	270.9	2,916
First floor left hand office	262.3	2,823
Ground floor right hand office	108.8	1,171
First floor right hand office	108.8	1,171
<b>Total</b>	<b>750.7</b>	<b>8,081</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

We understand from Erewash Borough Council that the premises have planning consent for Class E & B8 Use within the Town & Country (Use Classes) Order 1987.

Alternative uses may be permitted subject to enquiry through the Council. However interested parties are advised to liaise directly with the Local Authority to confirm that the intended use is suitable.

### Tenure

The premises are available with vacant possession on a leasehold basis. The landlord may consider a freehold disposal of the whole.

### Business Rates

The current rating assessment is split into two hereditaments. The left hand side office has a Rateable Value of £31,000 with the right hand side office having a combined (with the warehouse) rating assessment of £25,250.

### Rent

Left hand office - £57,400 per annum  
Right hand office - £23,450 per annum

### VAT

All sums quoted exclusive of VAT if applicable.

### Legal Costs

Each party will be responsible for their own professional fees incurred in the transaction.

### EPC

The premises have an EPC assessment of E(166)

### Viewings

By appointment with the sole agents.

Date Produced: 28-Apr-2021



