

High quality office accommodation

192 sq m (2,063 sq ft)

Unit 25, Eldon Business Park, Chilwell, Nottingham NG9 6DZ

To Let



- Highly popular development
- Accessible to the City and motorway
- 8 car parking spaces
- No Parking Levy



High quality office accommodation

**Unit 25, Eldon Business Park, Chilwell, Nottingham
NG9 6DZ**

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 West Point Shopping Centre which includes occupiers such as Tesco, a pharmacy and a number of take-away restaurant outlets and the Chilwell Retail Park.

The Property

The premises comprise a mid-terraced office building constructed with brick and blockwork elevations inset with aluminium framed double glazed windows.

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

There are 8 car parking spaces.

Accommodation

The premises provide the following approximate net internal floor areas :

Ground Floor	95.1 sq m	(1,023 sq ft)
First Floor	96.7 sq m	(1,040 sq ft)
Total	191.0 sq m	(2,063 sq ft)

8 car parking spaces

Town & Country Planning

The premises have consent for uses falling within Class B1 (Offices) of the Town & Country Planning (Use Classes) Review 2005.

EPC

We would draw attention to the fact that the property has an Energy Performance Rating of 'B', indicating that it should have low running costs.

Rates

Rateable Value:	£24,000
UBR for 2018/19:	0.48

Rent

The property is available to rent for a term of years to be agreed, at a rental of:

£27,350 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 will be charged at the prevailing rate.



Viewing

Strictly by prior appointment
with the joint sole agents.

NG: Sunny Landa
T: 0115 989 7091
E: sunny@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: JICS/SFT/4930 10.05.17

Energy Performance Certificate

Non-Domestic Building



Unit 25
Eldon Road
Attenborough, Beeston
NOTTINGHAM
NG9 6DZ

Certificate Reference Number:
0090-7074-0301-4160-5090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **46**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	241
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one
could have ratings as follows:

38 If newly built

73 If typical of the
existing stock