

# BUSINESS SPACE OPPORTUNITY

14 Farrington Way, Eastwood Link Office Park, Eastwood, Nottingham NG16 3BF



## RENT!

## WELL LOCATED BUSINESS PARK OFFICES

- Well presented, first floor office accommodation totalling 105.68 sq m (1,137 sq ft)
- Four dedicated car parking spaces
- Fully air conditioned accommodation
- Excellent access to J26 of the M1 motorway



### LOCATION:

Eastwood Link Office Park is located directly adjacent to the A610 dual carriageway, providing direct access to J26 of the M1 (approximately four miles away).

Eastwood is a small town located close to the border between Nottinghamshire and Derbyshire with approximate drive times of 25 minutes to Derby and 20 minutes to Nottingham city centre and East Midlands Airport.

The office development is within a five minute drive time of Giltbrook Retail Park which is home to a range of amenities including Starbucks, Costa, Marks & Spencer's, Boots and IKEA.

### DESCRIPTION:

The subject property is a modern, end of terrace purpose built office of dual tone brick elevations under a pitched tiled roof.

The self-contained, first floor office suite is accessed from shared ground floor entrance. The toilets are also with the common areas at both ground and first floor level.

Internally, the property is well presented and is currently divided into a variety of partitioned offices, which can be removed if required.

The suite has been well maintained and has both air conditioning and central heating, raised floors, perimeter trunking and a kitchenette facility.

### ACCOMMODATION:

DEMISE	SQ M	SQ FT
First Floor:	105.68	1,137

Externally, there are four dedicated car parking spaces.

### TERMS:

The property is available on a new FRI lease for a term to be agreed.

### RENT:

The property is available to rent at a level of:-

**£11,500 Per Annum**  
**(Eleven Thousand Five Hundred Pounds)**

### SERVICE CHARGE:

The tenant will contribute towards the estate service charge.

### RATES:

Rateable Value: £9,795  
Rates Payable 2020/21: £4,887.71

*Small business rates relief is applicable, subject to qualifying.*

### PLANNING:

E (Offices)

### VAT:

Vat is applicable to the rent and service charge.

### EPC:

C - 63

**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**  
**OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



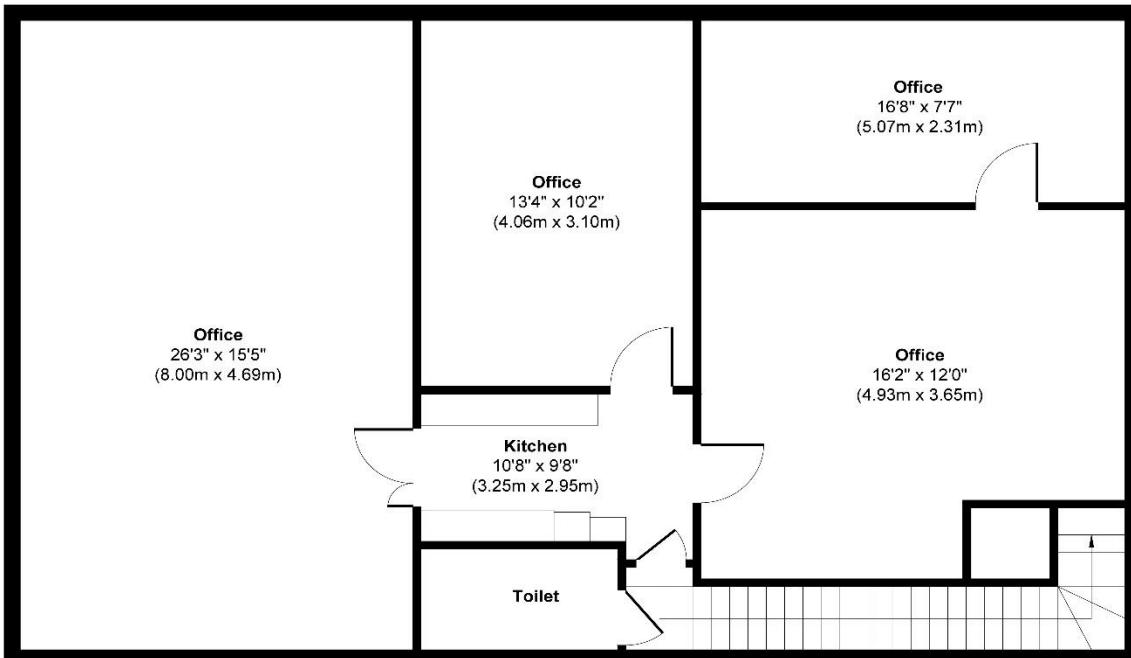
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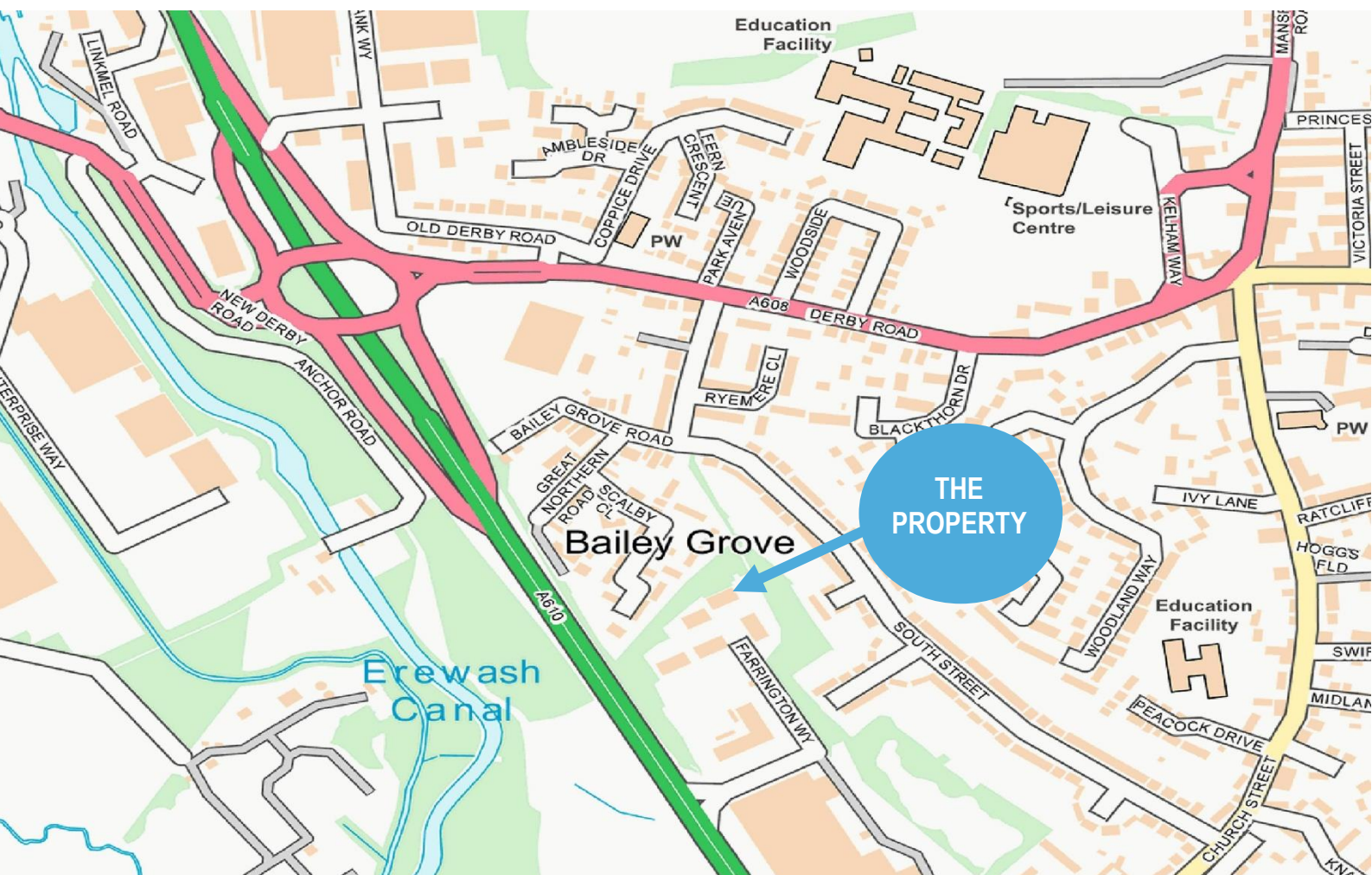


**Floor Plan**  
**Approximate Floor Area**  
**1137 sq. ft**  
**(105.68 sq. m)**

**Approx. Gross Internal Floor Area 1137 sq. ft / 105.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.