



TO LET

11 FARRINGTON WAY

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

190 sq m **(2,050 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

**VIEWING
RECOMMENDED**





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 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 Giltbrook Retail Park, 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 breakout area and W.C. facilities. Having recently undergone refurbishment, the property offers fresh redecoration and new carpets.

Externally, there is parking for 8 vehicles including 1 disabled parking space, plus ample on street.

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 11	190	2,050
TOTAL NIA	190	2,050

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

ALICIA LEWIS

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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:	£24,000
Period:	2026/27

TENURE

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

RENT

£32,800 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.

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 tenant.



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 the 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 or 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 sale. It should not be assumed that the property remains as displayed within the photograph. 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.

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