

# 9 REGAN WAY

CHETWYND BUSINESS PARK, CHILWELL, NOTTINGHAM NG9 6RZ

High quality office building

**353 sq m (3,796 sq ft)**

## TO LET/MAY SELL

- Comfort cooling
- 7 car parking spaces
- Open plan accommodation
- To be handed over fully refurbished
- Established location
- Highly popular development
- Raised access floors
- Accessible for the City and motorway



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## LOCATION

The property is situated on the popular Chetwynd Business Park in the Nottingham suburb of Chilwell, approx. 6 miles to the south-west of Nottingham City Centre. The Business Park is off Nottingham Road (A6006), a major arterial route between Long Eaton and Nottingham. The property has excellent communication links, being in close proximity to J25 of the M1 motorway.

Within walking distance of the property are a range of local amenities, including Chilwell Retail Park which includes Costa Coffee and McDonalds.

## DESCRIPTION

The subject premises comprise a modern, semi-detached, two-storey office building, principally open plan with a ground floor reception area and welfare facilities to each floor. The specification includes the following:

- Comfort cooling
- Fully accessible raised floors inset with data boxes
- Suspended ceilings with recessed lighting
- Double glazing
- Open plan layout

## ACCOMMODATION

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

Accommodation	sq m	sq ft
Ground Floor	179	1,923
First Floor	174	1,873
<b>Total</b>	<b>353</b>	<b>3,796</b>

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the sole marketing agents for further details.

## TOWN & COUNTRY PLANNING

The property has consent for use as an office within Class E of the Town and Country Planning Use Classes Order Amendment 2020.

## BUSINESS RATES

The property currently has two separate rating assessments for the ground and first floors as follows:

Charging Authority:	Broxtowe Borough Council
Description:	Office & Premises
Period:	2020/21
<u>Rateable Values</u>	
Ground Floor:	£17,250
First Floor:	£17,000

Please contact the sole marketing agents for further information.

## TENURE

The property is to be let by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, consideration will be given to a sale of the freehold.

## RENT

**£49,400 per annum exclusive.**

## PRICE

**Offers in excess of £635,000 (ex vat) will be considered.**

## SERVICE CHARGE

A service charge is levied to cover the maintenance of common parts of the building and for the management of Chetwynd Business Park. Further details are available upon request.

## VAT

VAT is applicable to all outgoings 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 only

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