

TO LET OFFICES

16 REGAN WAY

Chetwynd Business Park, Chilwell, Nottingham NG9 6RZ



Key Highlights

- Popular business park near J25, M1
- Good quality two storey detached office building
- 780 sq m (8,392 sq ft)
- 35 car parking spaces
- Attractive business park environment

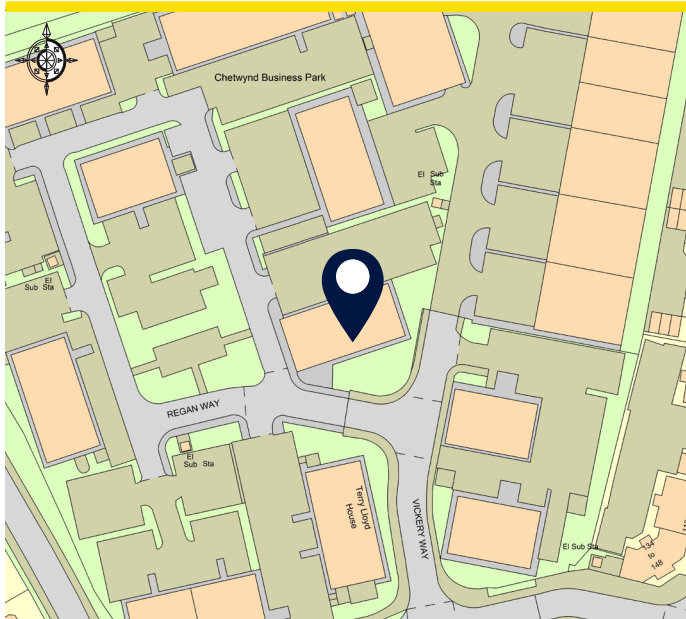


SAVILLS NOTTINGHAM
Enfield Chambers
18 Low Pavement NG1 7DG

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

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Location

Chetwynd Business Park is an established and popular business park location situated approximately six miles south west of Nottingham city centre and three miles south east of the M1 motorway.

The business park is accessed off Swiney Way, which links with Nottingham Road (A6006), a major arterial route between Long Eaton and Nottingham. Chilwell has excellent communications being within close proximity of J25, M1 and with good public transport links including tram services to Nottingham city centre and direct rail services to London St Pancras available from nearby Long Eaton, Beeston, or Nottingham train stations.

Description

16 Regan Way occupies a commanding position at the entrance to the business park and comprises modern detached two storey offices principally open plan with a series of meetings rooms and ancillary welfare and toilets to each floor.

The specification includes:

- Comfort cooling
- Gas central heating
- Fully accessible raised floors
- Double glazing
- Suspended ceilings with recessed lighting
- Fitted kitchens to each floor

Accommodation

Measured in accordance with the RICS code of measuring practice (6th Edition) on a net internal basis and for guidance purposes only.

AREA	USE	SQ FT	SQ M
Ground Floor	Offices	3,794	352.47
First Floor	Offices	3,856	358.23
Second Floor	Stores	742	68.93
TOTAL NET INTERNAL FLOOR AREA		8,392	779.63

Business Rates

Rateable Value (2017)	£88,500
Rates Payable (2020/2021)	£45,312

Lease

The property is available by way of an assignment of the existing lease to expire 15 October 2024 at a fixed rent of £90,000 pax. Alternatively the property is available by way of sub-lease on terms to be agreed.

EPC

B44.

Service Charge

A service charge is levied in respect of the maintenance and upkeep of the common parts of the estate. Further details are available upon application.

VAT

We understand that VAT will be applicable on the rent and service charge.

Legal Costs

Each party are to bear their own legal costs.

Viewings & Further Information

Strictly by appointment with the Sole agent, Savills.

Contact

Ian Muxlow

+44 (0) 7967 555 584
imuxlow@savills.com

Ria Khan

+44 (0) 115 934 8057
nkhan@savills.com

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