

FOR SALE (MAY LET)

**UNIT 4 FARRINGTON WAY
EASTWOOD LINK OFFICE PARK
EASTWOOD
NOTTINGHAM**



**MODERN SELF-CONTAINED OFFICES
NIA: 1,782 SQ FT (166.6 SQ M)**

**WELL POSITIONED OFFICE DEVELOPMENT
CONVENIENT ACCESS TO J26, M1 MOTORWAY
7 DEDICATED CAR PARKING SPACES
RECENTLY REFURBISHED
AVAILABLE IMMEDIATELY**

SAT NAV: NG16 3BF

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

Eastwood Link Offices is located adjacent to the A610 dual carriage way providing convenient access to Junction 26 of the M1 (4 miles east).

Eastwood is situated close to the border between Nottinghamshire and Derbyshire being circa 25 minutes away from Derby and 20 minutes from Nottingham City Centre and East Midlands Airport.

Notable nearby occupiers include IKEA, B & Q and Morrisons.

DESCRIPTION

The property comprises a modern mid-terraced purpose-built office building with brick elevations beneath a pitched and tiled roof.

Internally the property is arranged to provide a combination of open plan and cellular accommodation together with W/C and kitchen facilities located to the ground floor.

The general specification is as follows:

- Metal framed double glazed window units
- Gas central heating
- Carpet tiles throughout
- Suspended ceiling incorporating LED lighting
- Comfort cooling to first floor open plan offices and ground floor comms room
- Perimeter power and data points.
- CAT 6 structured cabling throughout
- Security alarm and intercom access

Externally there is allocated parking for seven vehicles.

ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal area:

Description	sq ft	sq m
Ground Floor	829	77.1
First Floor	953	88.5
Total	1,782	165.6

TERMS

The subject premises are available on a Freehold basis with the benefit of vacant possession.

Consideration may also be given to the letting of the property on a new Lease for a term of years to be agreed. Further details are available from the Agent on request.

GUIDE PRICE

Offers are invited in the region of:

£255,000
(two hundred and fifty-five thousand pounds)

BUSINESS RATES

From enquiries made of the Valuation Office Agency website it has been established that the property is assessed as follows:

Local Authority: Broxtowe Borough Council
Description: Offices & Premises
Rateable Value: £17,250

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the Eastwood Link.

Further information is available from the agent upon request.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices within Class E.

Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of B (49).

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

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 purchaser.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Tel: 07702 516 860

August 2025

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.