

COST EFFECTIVE BUSINESS SPACE

1 Oakwood Court, Sherwood Business Park, Nottingham NG15 0DR



RENT!

FULLY REFURBISHED, MODERN OPEN PLAN OFFICE SUITES

- Fully Refurbished
- Only two suites remaining!
833 sq m (8,971 sq ft)
833 sq m (8,975 sq ft)
- On-site car parking
- Pleasant working environment
- Adjacent to the M1 (J27)
- Consideration given to installation of A/C, subject to status



RENTS
BASED ON A
COMPETITIVE
£10 PER SQ FT

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

LOCATION:

1 Oakwood Court is located on the popular and well-established Sherwood Business Park. It is set within a 'parkland' setting, and this well-regarded business park offers convenient access to the M1 Motorway at the adjacent J27.

Nottingham city is within easy reach, as are the conurbations of Derby, Mansfield, Chesterfield and Sheffield.

Other major occupiers include E.ON, Pendragon Motor Group, L'Oréal, Rolls-Royce, Zeppelin and Prolog.

The nearby Mour Hotel provides a good quality restaurant / bar facility, with the Lakeside Café offering further onsite catering.

DESCRIPTION:

Fully refurbished, open plan office suites including new carpets, LED light panels, and raised access flooring.

The landlords will give consideration to installing air conditioning in the ground floor suite, subject to terms being agreed.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Suite LHS:	833.42	8,971
First Floor Suite LHS:	833.78	8,975

RENT:

	RENT PA EXCLUSIVE
Ground Floor Suite:	£89,710
First Floor Suite:	£89,750

Rents are based on a competitive £10.00 per sq ft, **with generous incentives available**, subject to status.

TERMS:

Each suite is available on a new FRI lease for a term to be agreed.

RATEABLE VALUE:

Ground Floor Suite:	£88,500
First Floor Suite:	£73,500

Please note, this is *not* the amount payable, please contact the agents for further guidance if required.

SERVICE CHARGE:

A service charge is levied for the upkeep of the communal areas.

VAT:

Vat is applicable in relation to rent and other outgoings.

EPC:

Ground floor: B – 43
Remainder of building: C – 73

VIRTUAL PROPERTY TOUR:

GF Suite 102

<https://www.youtube.com/watch?v=8cNHCXXhIEg>

VIEWINGS:

heb Surveyors

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(Or through the joint agents)

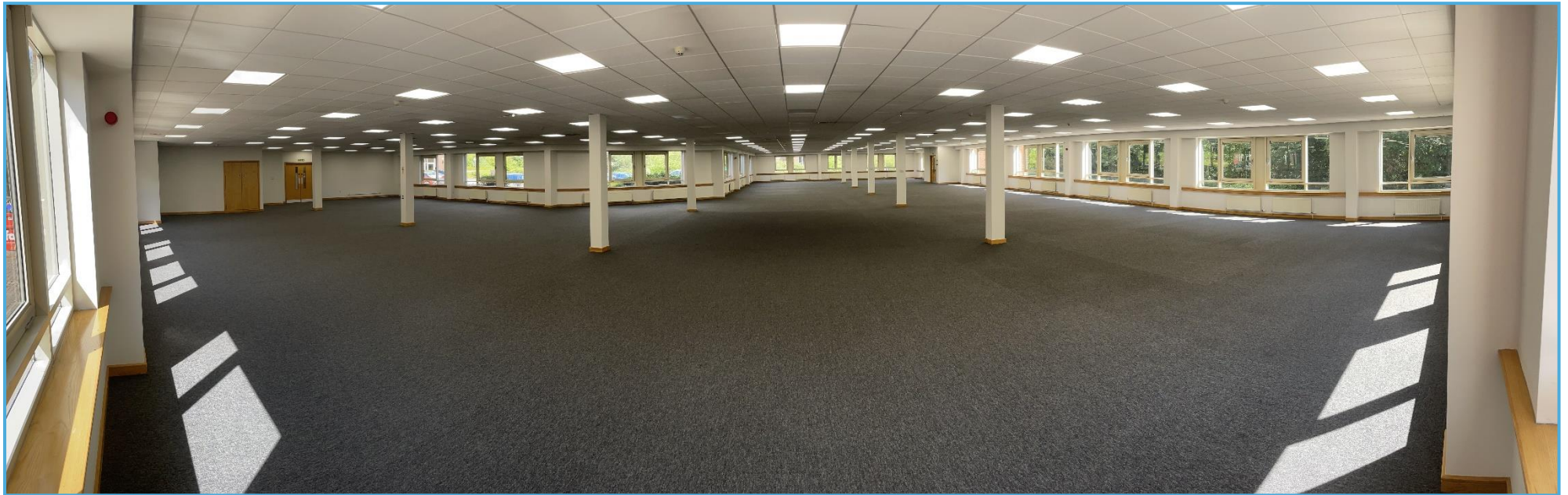
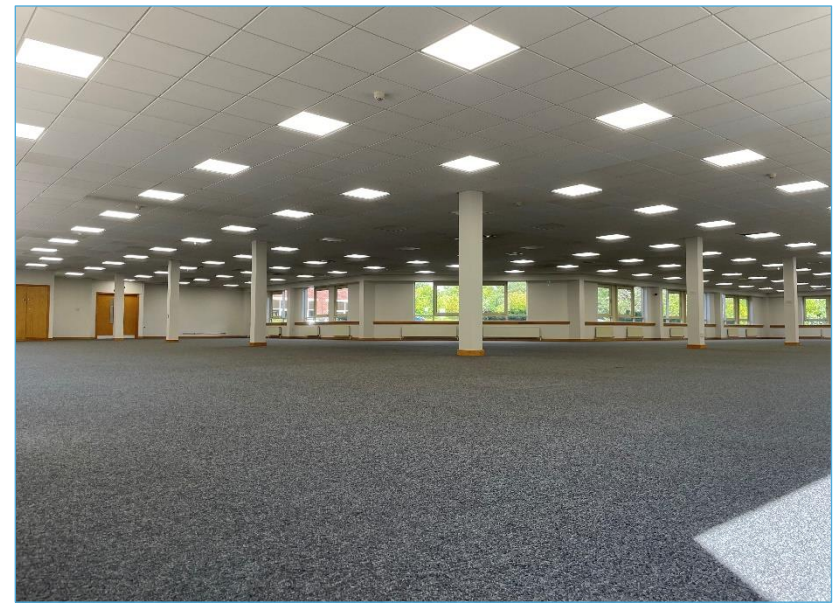
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

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.