

# 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!  
GF 833 sq m (8,971 sq ft)  
FF 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](mailto:rmaxey@heb.co.uk)

**0115 950 6611**

## 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:

	SQ M	SQ FT	STATUS
Ground Floor Suite LHS:	833.42	8,971	
First Floor Suite LHS:	833.78	8,975	<i>Under Offer</i>

## 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

Robert Maxey  
T: 0115 979 3496  
M: 07967 603 091  
E: [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)

(Or through the joint agents)

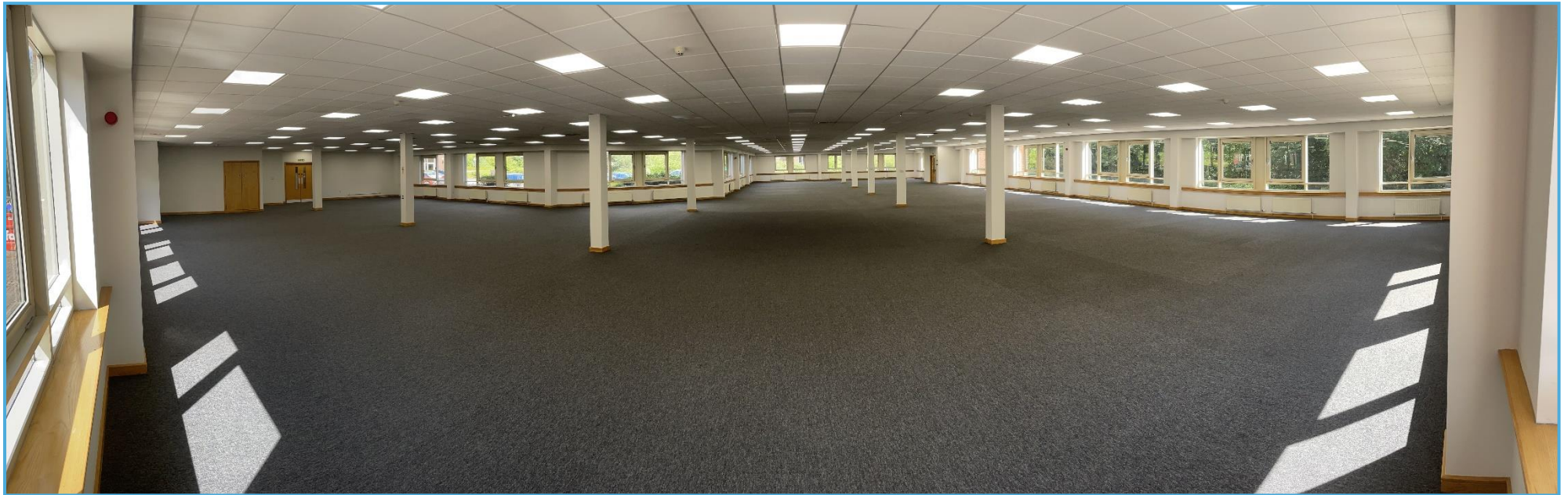
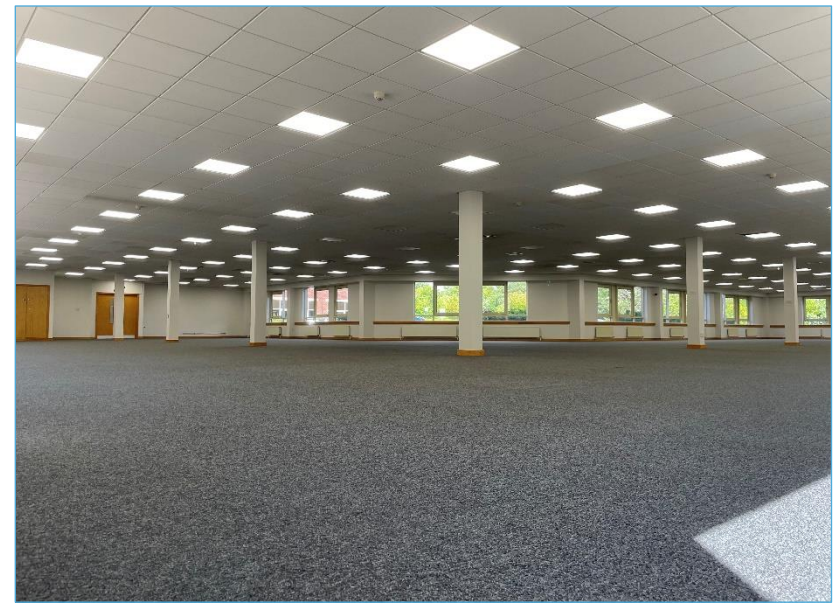
### CPP

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



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THE  
PROPERTY

**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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.