



Excellent Value, HQ Office Building 4,500 - 19,946 Sq Ft (418.05 - 1,852.98 Sq M)

- Immediately accessed from J27 of M1
- Established commercial location with dedicated parking
- Potential to accommodate enquiries from 4,500 sq ft upwards
- Currently undergoing refurbishment to provide high quality working environments

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Location

Oakwood Court forms part of the established Sherwood Business Park, popular amongst occupiers due to its attractive setting and immediate access to J27 of the M1 and the wider North Nottinghamshire and Derbyshire area. Key occupiers upon Sherwood Park include E-on, Rolls Royce & L'Oreal. The office environment is further supported by the Mour Hotel offering restaurant, bar and accommodation.

Description

UNDERGOING FULL REFURBISHMENT

The suites are accessed from the car park, via what will be a newly refurbished attractive reception area, including fully refurbished male, female and disabled WC's.

Each office suite is to be fully refurbished to include:

- > LED Lighting
- > Air conditioning
- > Full raised access floor
- > Fitted kitchen area
- > Modern open plan working environment suitable for sub-division

Accommodation

| DESCRIPTION | SQ FT | SQ M |
|------------------|---------------------|----------------------|
| Ground Floor LHS | 8,971 | 833.41 |
| First Floor LHS | 8,975 | 833.78 |
| TOTAL | 19,946 SQ FT | 1,852.98 SQ M |

Terms

The premises are available to let by way of a new lease drawn up on effectively FRI terms. The quoting rent is available upon application to the joint agents, that being exclusive of all other outgoings, plus VAT.

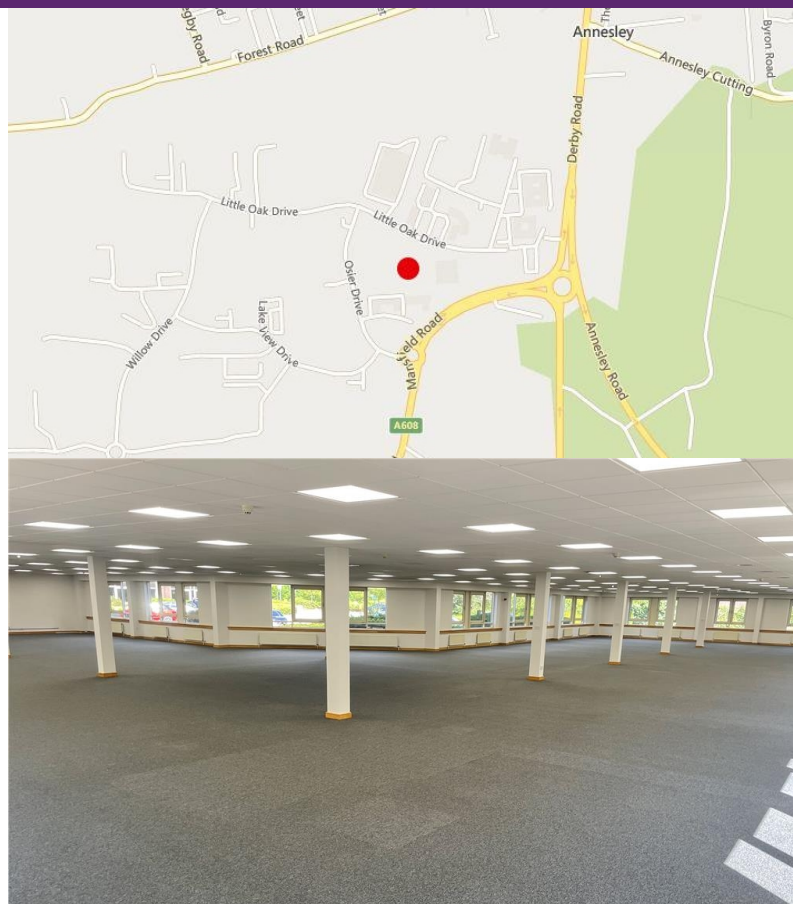
The landlord levies a service charge upon occupiers of the building to recover the maintenance of common areas.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the joint agents CPP

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