

# Mercury House Evo Park

Little Oak Drive, Sherwood Park,  
Nottingham NG15 0DR

[evopark.co.uk](http://evopark.co.uk)

## TO LET / FOR SALE

**High Quality Self-Contained Office**  
595 - 1,190 sq m (6,403 - 12,806 sq ft)

- Located just off J27 of the M1 Motorway
- Fully air conditioned
- 57 Parking spaces
- Cat 5 cabling
- Raised access floors
- Open plan
- 8 Person passenger lift
- Professionally managed site
- New lease available

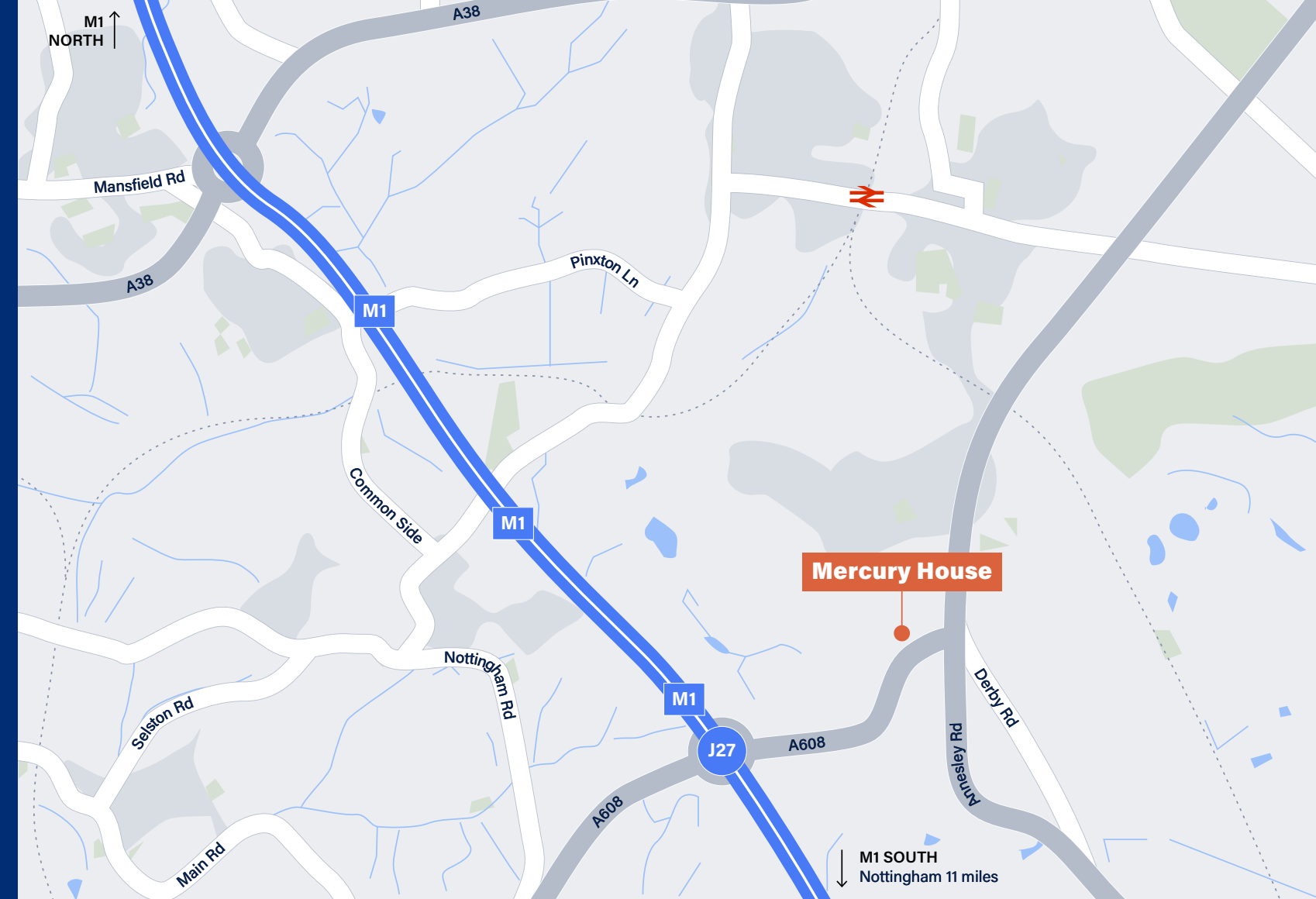
**M7** Real Estate  
AN M7 INVESTMENT GROUP COMPANY

AVAILABLE ON A FLOOR BY FLOOR BASIS



## LOCATION

Mercury House is situated within the landscaped grounds of Evo Park, Sherwood Business Park. Sherwood Park employs almost 6,500 people and accommodates an excellent mix of over 2 million sq ft of office buildings and industrial/warehouse accommodation. The park is located at Junction 27 of the M1 Motorway, just 13 miles from East Midlands Airport.



## DESCRIPTION

Mercury House comprises a two-storey, headquarter office building located in the heart of Evo Park. The property is predominantly open plan and benefits from the following specification:

- Air conditioning to a 1 person to 8 sq m density
- 150mm access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with integrated lighting
- 8 Person passenger lift
- High quality finishes
- Double glazed windows
- Fully tiled WC's
- Excellent parking ratio

The passenger lift serves both floors and there are WC facilities at both ground and first floor levels.

Mercury House has a total of 57 car parking spaces, which equates to a ratio of 1 to 225 sq ft



## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:

Accommodation	sq m	sq ft
Ground Floor	595	6,403
First Floor	595	6,403
<b>Total</b>	<b>1,190</b>	<b>12,806</b>

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the joint marketing agents for further details.

## TOWN & COUNTRY PLANNING

The property has an established consent for use as offices falling within Class B1(a) of the Town & Country Planning (Uses Classes) Order 1987.

## BUSINESS RATES

Charging Authority	Ashfield District Council
Description	Offices and premises
Rateable Value	£117,000
Period	2021/22





## TENURE

The property is to be let by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, consideration will be given to the sale of the property on a long leasehold basis.

## RENT / PRICE

The rent is available upon application.

A guide price for the long leasehold is based upon £100 per sq ft.

## SERVICE CHARGE

Please contact the joint marketing agents for further information.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## CONTACT

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