



**FOR SALE**

# UNITS 6 & 7, H2O BUSINESS PARK

LAKEVIEW DRIVE, SHERWOOD PARK,  
NOTTINGHAM NG15 0HT

**314.01 sq m** (3,380 sq ft)

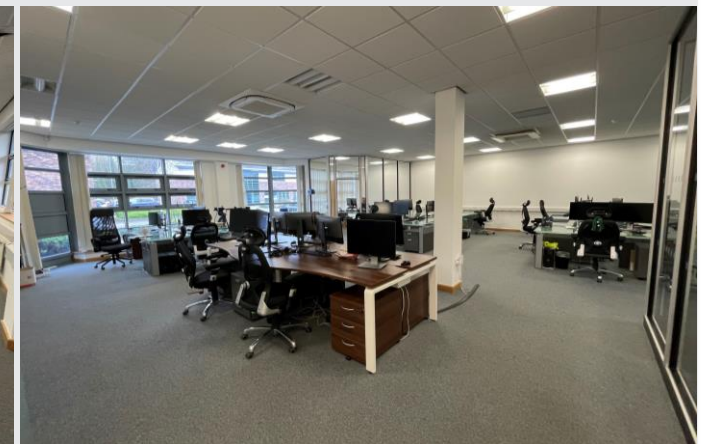
MODERN OFFICE UNIT AVAILABLE  
ON POPULAR BUSINESS PARK

- Well presented, self-contained, two-storey office accommodation
- 16 designated car parking spaces
- Easy access of J27, M1
- Rare opportunity to purchase



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

H2O Business Park forms part of the popular Sherwood Park which is an established development of both large industrial warehouses and office premises and is home to a number of national and international businesses.

The location benefits from excellent access to J27 of the M1 Motorway and therefore affording any occupier excellent links to the wider national Motorway network.

## DESCRIPTION

The property comprises a modern, high quality mid-terraced office building providing accommodation over two floors. Upon entrance, it features small lobby area with stairwell with direct access to the first floor. The ground floor is configured to provide a mainly open plan office area with a glass partitioned office and further glass partitioned kitchen / breakout area. There is also the benefit of both disabled and conventional W.C. facilities. The first floor again is predominately open plan offices with a large glass partitioned board / meeting room and separate server room. The specification is of high quality with the benefit of the following:

- Passenger lift
- Gas fired central heating system
- Cat II lighting
- Mag lock access control
- Suspended ceilings
- uPVC window units with tinted glazing
- Fire/security alarm
- Air conditioning system

Externally there is designated car parking for 16 vehicles.

## ACCOMMODATION

Measured on a net internal area basis in accordance with the Royal Institution of Chartered Surveyors Standard Code of Measuring Practice, the floor areas calculated as follows:

	SQ M	SQ FT
Ground Floor	153.10	1,648
First Floor	160.91	1,732
<b>TOTAL NIA</b>	<b>314.01</b>	<b>3,380</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**THOMAS SZYMKIW**

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**ALICIA LEWIS**

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## EPC

The property has an EPC of 68 falling within Band C..

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for use as offices falling within Class E(a) (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Ashfield District Council  
 Description: Offices & Premises  
 Rateable Value: £38,000  
 Period: 2023/24

## TENURE

The property will be sold with vacant possession.

## PRICE

**Offers in the region of £425,000.**

## VAT

We understand that VAT is applicable to the sale price & service charge due.

## SERVICE CHARGE

A service charge will be levied for the common areas of the estate. Guide figures are available by way of the agents.

## LEGAL COSTS

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

## OUR 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.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.