

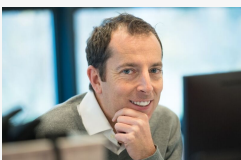


**Sherwood Network Centre, Sherwood Energy Village, Ollerton,
Nottinghamshire NG22 9FD**

Modern Office Development

- ▶ **Units ranging from 810 - 1936 sq ft**
- ▶ **Excellent amenities within walking distance of Tesco's Superstore**
- ▶ **Secure Development**

For enquiries and viewings please contact:



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Location

The site is located in the town of Ollerton which is approximately 21 miles north of Nottingham and 11 miles northeast of Mansfield. Ollerton is situated between the A1(M) and the M1 motorway being approximately 14 miles to the west and 7 miles to the east respectively.

The site is situated within the Sherwood Energy Village close to the town centre of Ollerton.

The immediate vicinity has tenants including Centre Parcs, Experian and Nottinghamshire County Council and with a presence of a Tesco's Superstore approximately 5 minutes from the subject unit.

Description

The site currently consists of a terrace-style office development of 8 individual office buildings measuring a total of 11,236 sq ft (1,043.83 sq m). The individual units measure between 816 sq ft and 1,936 sq ft and have been fitted out to provide excellent office accommodation. The specification of each office includes:

Double glazing, gas central heating system, small kitchenette area, WC and disabled WC. Allocated to parking to the front of each unit.

In addition the site has excellent security being fully fenced around the perimeter, a large secure electric gate to the entrance and with CCTV coverage.

Accommodation

	Sq M	Sq Ft
Unit 8	179.9	1,936
Unit 9	75.2	810
Total	179.9	1,936

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Practice, 2nd Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 2020 and subsequent amendments.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The suites are available on a leasehold arrangement with terms to be negotiated between interested parties.

Business Rates

We understand the premises are entered into the rating list as follows:

Unit 8: Rateable Value - £12,250

Unit 9: Rateable Value - £4,050

Rent

Unit 8 - £25,500 per annum exclusive

Unit 9 - £9,500 per annum exclusive

The units are subject to a maintenance charge of £1.50 psf

VAT

VAT will be applicable.

Legal Costs

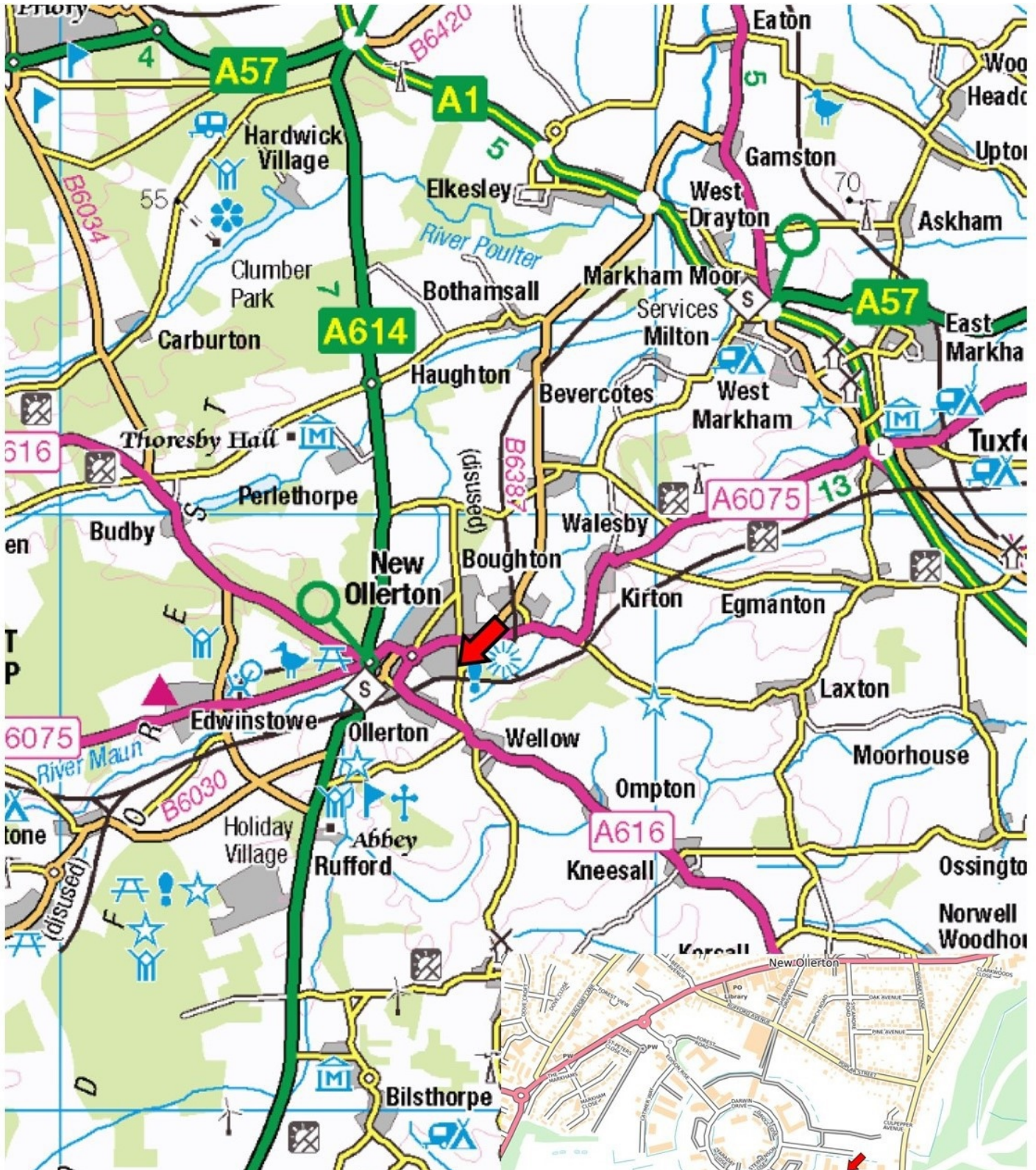
Each party to be responsible for their own legal and professional fees incurred.

EPC

The units have an EPC of C (unit 8 -59, unit 9 -71)

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