

CEO

MMO

LAKEVIEW, SHERWOOD PARK, NOTTINGHAM, NG15 0HT





**MODERN
OFFICE SPACE
FOR SALE
TO LET**

150 CAR PARKING
SPACES



**FROM
4,104
SQ FT**



**UP TO
24,832
SQ FT**

LOCATION

Como is situated within the prestigious Lakeview Campus, set amongst the ornamental lakes and tree lined avenues of Sherwood Park; one of the UK's premier business parks. It is home to a thriving business community of headquarter office buildings, leading-edge manufacturing facilities, call centres and mixed occupancy offices. It has been chosen by many well known companies such as Rolls Royce, Prolog, Pendragon, Eon & L'Oréal.

On-site facilities include the award winning Mour Hotel. This 4-star boutique hotel has 92 en-suite bedrooms with a range of excellent facilities including a bar, restaurant and meeting rooms for entertaining guests or simply meeting up with friends after work.



ACCOMMODATION

Como is the largest and most prominent of five new office buildings which make up a self contained campus at Lakeview. Current occupiers include; Babcock, Nottinghamshire Police, DMT Engineering and Siemens

This stand alone, self contained office building benefits from dual frontage to a courtyard and scenic views across the lake plus dedicated car parking facilities. It's location also presents occupiers with an excellent opportunity for well branded headquarters offices.

The Grade A specification office building is of a modern contemporary design with large efficient floor plates providing occupiers with a range of flexible space solutions to suit individual needs.

Lakeview has been credited for its "outstanding success and achievement" for Environmental Sustainability.



SPECIFICATION

- Efficient open plan floors
- Air conditioning to a 1 person to 8 sq m density
- 150mm full access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with LG3 lighting
- 2 x 8 person passenger lift
- High quality finishes
- Double glazed windows
- Fully tiled WC's
- Excellent parking ratio (1: 166 sq ft)
- EPC 'C' 69

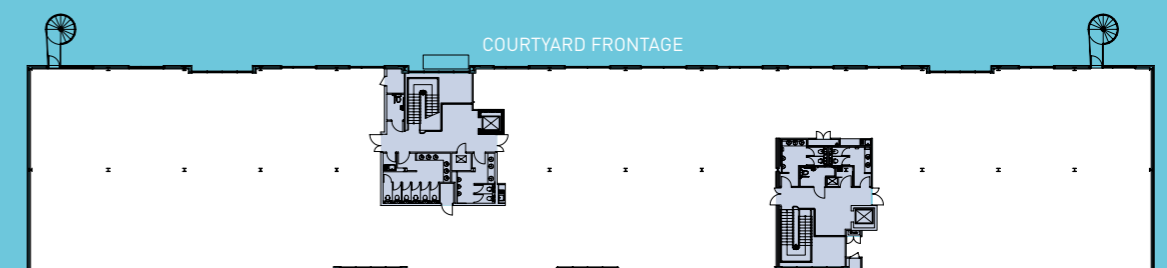
| | sq m (NIA) | sq ft (NIA) |
|--------------|----------------|---------------|
| Ground Floor | 865.8 | 9,319 |
| First Floor | 1,441.2 | 15,513 |
| Total | 2,306.9 | 24,832 |

150 dedicated car parking spaces

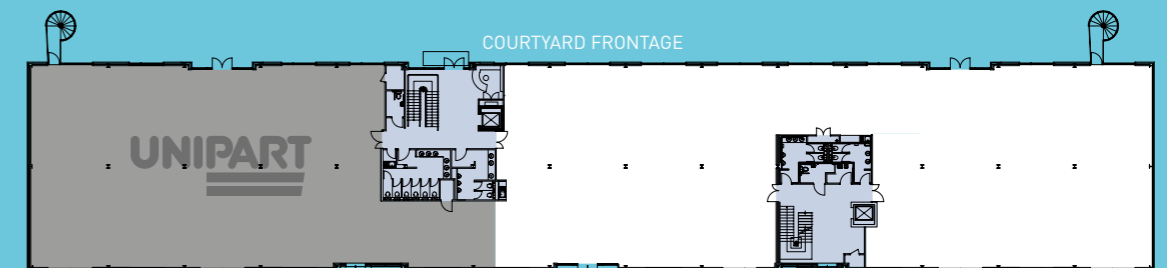
25% MORE EFFICIENT DESIGN

Cost savings of up to 25% are possible due to careful design which allows increased occupation density without loss of amenity or quality. The mechanical and electrical services have been designed for average occupancy levels of one person per 8 sq m, 25% more efficient than the standard industry norm. Increased window frontage and ceiling height results in light and airy accommodation that will not feel crowded.

LARGE FLEXIBLE FLOOR PLATES



First Floor



Ground Floor

PRICE/ RENT

Remaining suites are available to let on a new FRI lease. Alternatively the building may be purchased subject to existing leases.



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VAT

The property is elected for VAT. The sale should qualify for TOGC treatment for VAT and SDLT purposes but no warranty is given to that effect and buyers should take independent legal or accountancy advice.

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