



**Lakeview Drive - COMO, Sherwood Park, Nottingham, Nottinghamshire NG15
ODA**

Offices

- ▶ **Modern office space for sale/to let**
- ▶ **Large flexible floor plates**
- ▶ **4,104 - 24,832 sq ft**
- ▶ **118 dedicated car parking spaces**

For enquiries and viewings please contact:



Craig Straw
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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 and L'Oreal.

Description

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. Its 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.

Accommodation

	Sq M	Sq Ft
Total	2,306.9	24,832

Tenure

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

Price/Rent

Rent/Price upon application.

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.

EPC

The premises have an EPC assessment of C-69.

Viewings

Viewings are by appointment with Craig Straw at Innes England or our joint agent Adrian Griffith at Avison Young.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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