

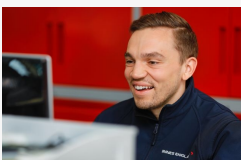


Unit 9 H2O Business Park, Sherwood Business Park, Nottinghamshire, East Midlands NG15 0HT

Modern Offices

- ▶ **NIA: 1,703 sq ft (158.20 sqm)**
- ▶ **Easy access to J27 of M1 (1 mile / 3 minutes)**
- ▶ **8 designated car parking spaces**
- ▶ **Established business park with attractive surroundings and access to on site cafe and hotel**

For enquiries and viewings please contact:



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Location

The property is located on H20 Business Park accessed from Lake View Drive and forms part of the established Sherwood Park. The Park enjoys excellent road communications with Junction 27 of the M1 located directly 1.5 miles East, which in turn, provides easy access to Nottingham City Centre being within a c.40-minute car journey and Sheffield City Centre within a c.1 hour car journey also. Easy access to the M1 motorway also allows for easy access to the wider national motorway network. H20 business Park also has the benefit of a café (Lakeside Café) of Sherwood Business Park.

Description

The property comprises of an end terraced office building providing accommodation over two floors. The ground floor is configured to provide mainly open plan office accommodation but does benefit from a kitchenette and WCs. The first floor has been subdivided into three partitioned suites that were used by the previous Tenant as training rooms, although lend themselves to cellular offices or meeting rooms. Alternatively, these walls can be removed in due course. The specification for the property consists of:

- Passenger lift
- Cat II lighting
- Suspended ceilings
- Gas fired central heating system
- Perimeter trunking
- Double glazed window units with tinted glazing
- Carpet tiled flooring
- 8 allocated parking spaces (outlined in blue on the rear map)

Accommodation

	Sq M	Sq Ft
Ground floor	79.1	851
First floor	79.2	852
Total	158.2	1,703

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measurements.

Planning

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use). Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. The property may be suitable for alternative uses subject to the requisite consents.

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

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follows:

Rateable Value 2024/25: £18,500

Indicative Rates payable 2024/25: c. £9,231.50

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA)

Rent

£23,000 per annum. (£13.50 per square foot)

Service Charge

A service charge will be payable in respect of the maintenance and repair of the business park. The current passing service charge for 2024 is c.£2,025.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B-50.

Viewings

Viewings are by appointment with sole agents Innes England

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