



**Como - Investment, Lakeview, Sherwood Park, Nottingham, Nottinghamshire
NG15 0HT**

Investment

- ▶ **Two storey Grade A office building**
- ▶ **Ground floor part let to Unipart Group Ltd**
- ▶ **30,884 sq ft (2,869.2 sq m)**
- ▶ **150 dedicated car parking spaces**

For enquiries and viewings please contact:



Craig Straw
07967 680 964
cstraw@innes-england.com

Location

The Lakeview Campus is 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, Zeppelin, Dell and L'Oreal.

Description

Como is the largest and most prominent building on the five unit scheme. Its position overlooking the ornamental lakes affords occupiers an excellent opportunity for well branded headquarter offices. The high quality office building is of a modern contemporary design with large efficient floor plates, twin cores and has a generous parking provision.

Accommodation

	Sq M	Sq Ft
Total	2,869.1	30,884

Tenure

A 999 year long lease from September 2005 at a peppercorn rental.

Price

£2,250,000

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.

Date Produced: 15-Feb-2022

