



Lancaster House - Serviced Offices, 10 Sherwood Rise, Nottingham, Nottinghamshire NG7 6JE

Serviced Offices

- ▶ **Suites from 68 sq ft - 576 sq ft**
- ▶ **Flexible terms and all inclusive rents**
- ▶ **Office space for individuals or organisations**
- ▶ **Location well served by public transport**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

Lancaster House lies approximately 1.5 miles north of Nottingham city centre and is well served by public transport being within walking distance of the Forest Park & Ride/Tram facility as well as a number of local bus routes. Junction 26 of the M1 motorway is approximately 4 miles. The property is situated in a prominent location on Sherwood Rise, one of the main arterial routes leading north from Nottingham city centre at the junction of Sherwood Rise with Ebury Road and Alexandra Street.

Description

The property comprises a modern purpose built detached office building within a secure site. Offering a range of high quality accommodation, offices are available separately or combined and can be taken on flexible terms.

The specification includes:- gas fired central heating, double glazing, suspended ceilings, comfort cooling, perimeter trunking and part floor boxes, category II lighting, 8 person passenger lift.

The rent includes the following:

- Business rates
- Buildings insurance
- Broadband
- Electricity
- Gas
- Water
- Service charge
- Management
- Security
- Ground maintenance & landscaping
- Cleaning

31 car parking spaces on site available by separate negotiation.

Accommodation

	Sq M	Sq Ft
Total	53.5	576

Suites available from 68 - 576 sq ft

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.

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

Tenure

The accommodation is available to rent on flexible terms.

Rent

Rent upon application. A rent deposit will also be sought.

EPC

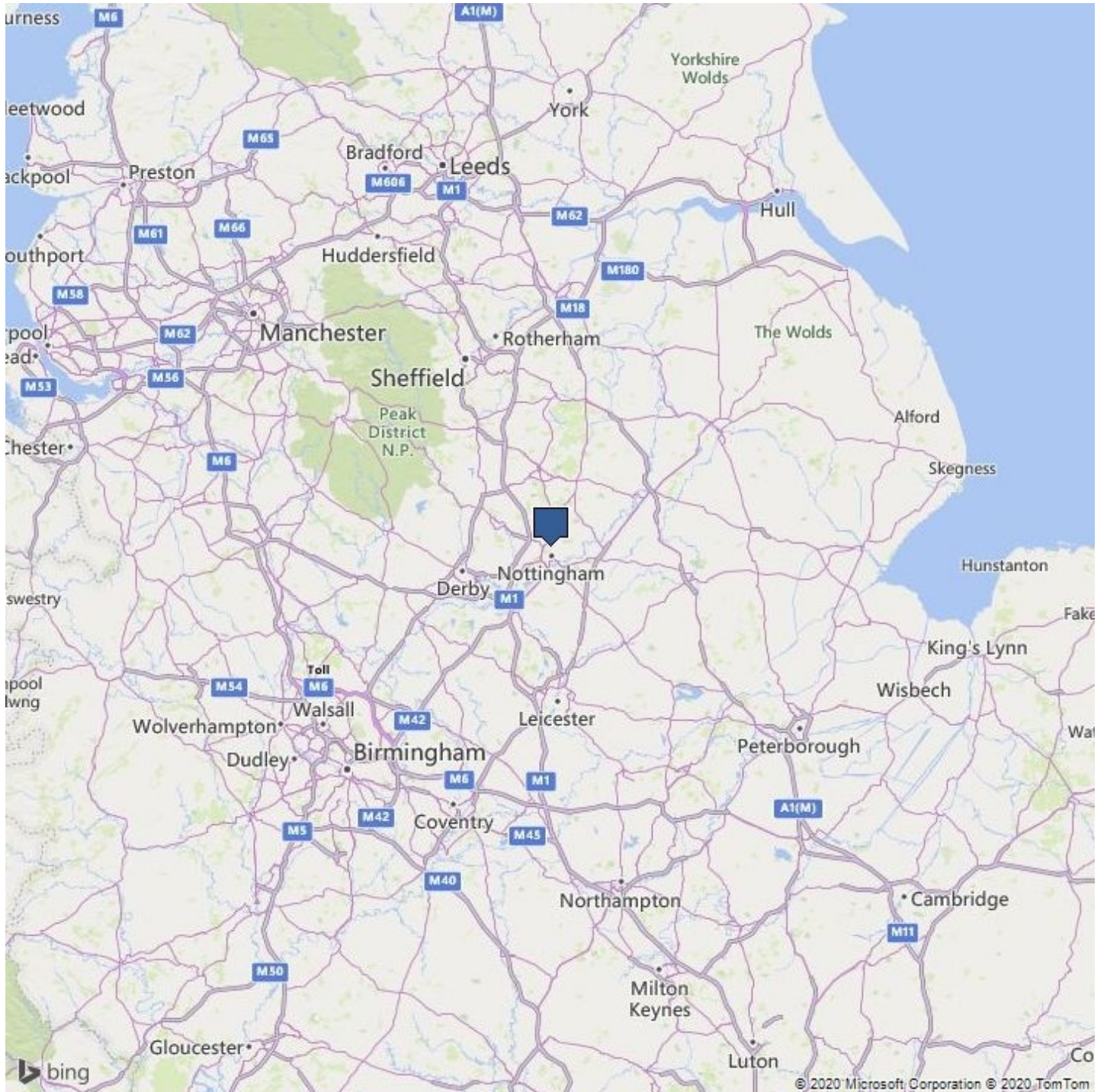
The premises has an EPC assessment of C-60.

Viewings

By appointment with the agents.

Date Produced: 06-Jan-2021





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE