



**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:



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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

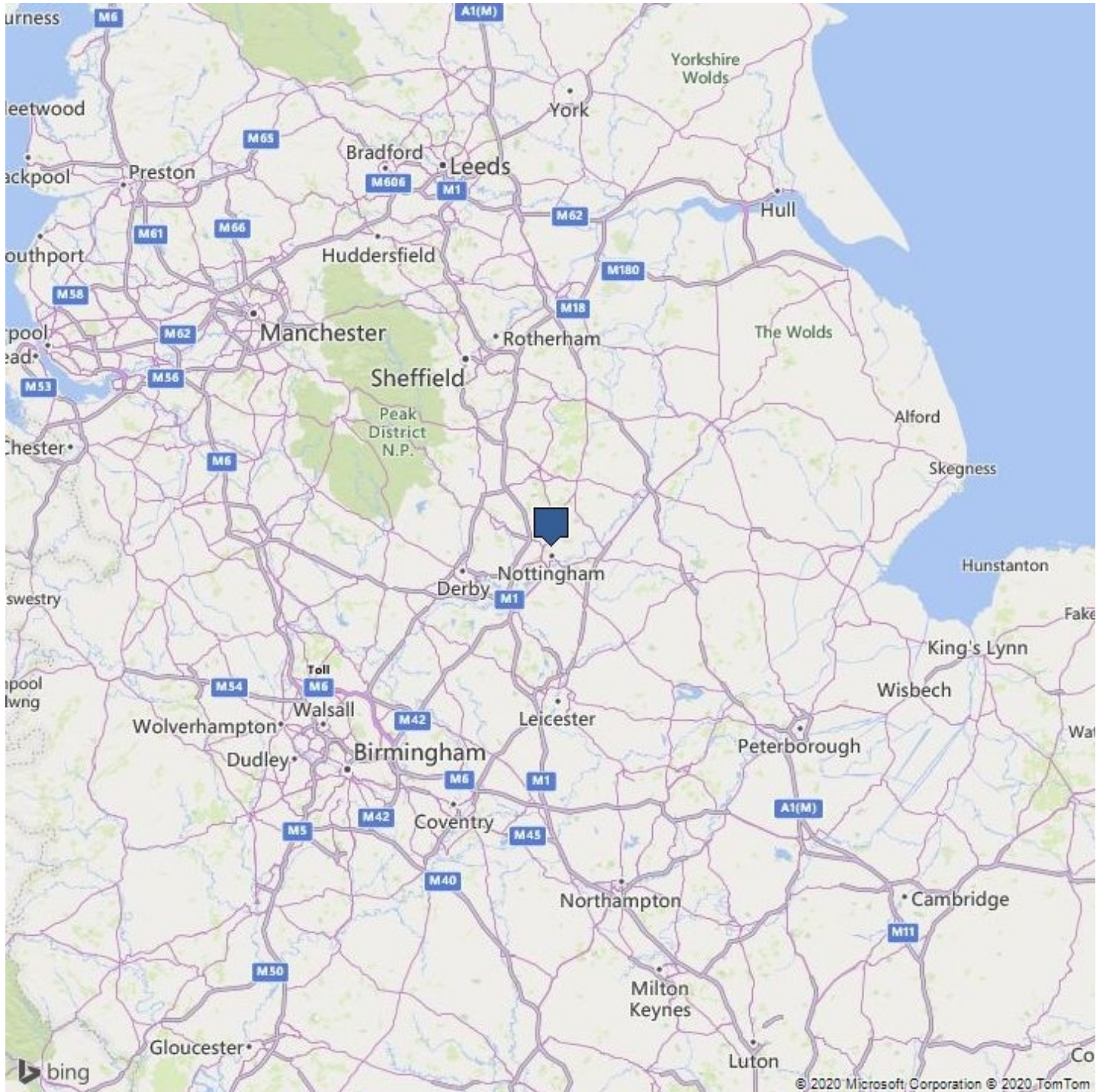
The premises has an EPC assessment of C-60.

Viewings

By appointment with the agents.

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