

BUSINESS SPACE OPPORTUNITY

Suites 1, 2 & 3, Sherwood House, off Coxmoor Road,
Sutton in Ashfield, Nottinghamshire NG17 5LA



RENT!

ROA



WELL PRESENTED OFFICES WITH A HIGH PARKING RATIO

- Predominantly open plan accommodation from 170 – 557 sq m (1,833 – 5,997 sq ft)
- Large dedicated car park
- Convenient location adj to the A38 which provides a link to J28 of the M1 motorway

Location:

The property occupies a strategic location just off the A38 trunk road, approximately 3.5 miles east of J28 of the M1. The site is located close to Sutton Parkway Railway Station on the Robin Hood Railway Line which offers regular train connections from Nottingham to Worksop. There are also a number of local bus routes connecting the conurbations of Kirkby in Ashfield, Sutton in Ashfield and Mansfield.

Description:

The available accommodation is the part ground floor suite and first floor suites within a two storey office building, with generous external parking. Key features include the following:-

- Suspended ceiling with modern lighting
- Double glazed fenestration
- Dedicated kitchen facility
- New carpets

Rates:

Suite 1 has an RV of £16,750.

Suites 3 & 4 have a combined RV of £39,000.

Accommodation:

Ground Floor Suite 1:	170.26 sq m	(1,833 sq ft)
First Floor Suite 2:	170.38 sq m	(1,834 sq ft)
First Floor Suite 3:	216.46 sq m	(2,330 sq ft)

Rent:

The lease drawn up on effectively Full Repairing terms by way of a service charge and the rent is available upon application.

Planning:

B1 (Offices).

VAT:

Vat is applicable.

EPC:

C – 71

Joint Agent:

Sean Bremner - Commercial Property Partners

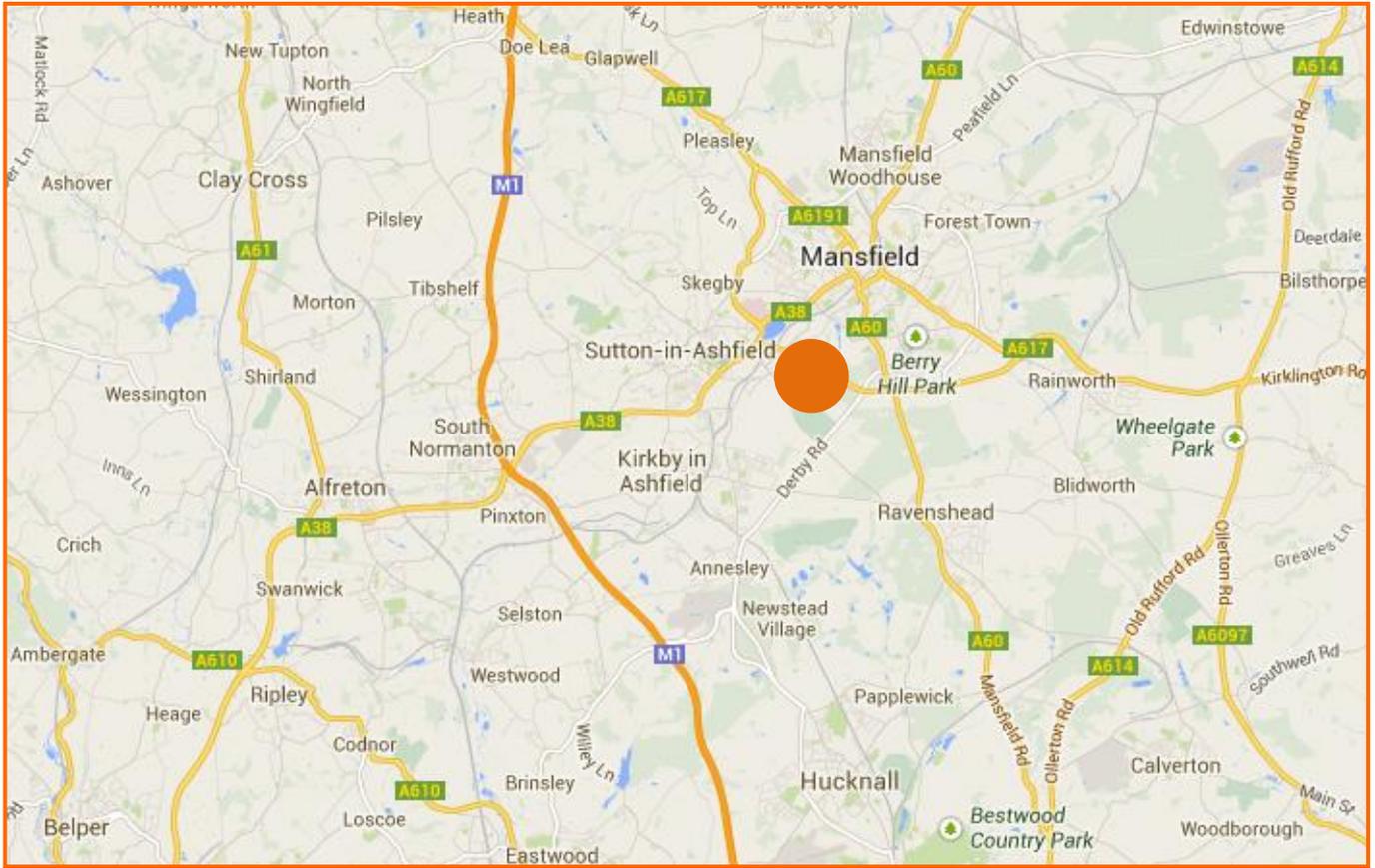
0115 896 6611

sean@cpartners.co.uk

**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk**

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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