



Lancaster House
Sherwood Rise
Nottingham
NG7 6JE

From
£4,200
per annum exclusive

MANAGED OFFICE SUITES

From 127 ft² to 194 ft²

TO LET

FEATURES INCLUDE....

INDIVIDUAL OFFICE SUITES / RENTS INCLUDE ALL BILLS / FRONTAGE TO BUSY ARTERIAL ROUTE / CAR PARKING

Location

The property is located with a prominent frontage to Sherwood Rise, a popular office location, close to Nottingham City Centre.

The location offers links with Nottingham City Centre, the A60 and Nottingham's outer ring road system.

The building itself has a large car park which can be accessed via Ebury Road and Alexandra Street.

Description

The property provides for a number of individual managed office suites providing flexible accommodation on an all inclusive basis.

Furniture and car parking can be made available upon request, although at an additional cost.

A wide range of size suits are available on flexible terms.



Accommodation

Suite Sizes

From 127 ft²
To 194 ft²

Approximate Net Internal Floor Areas

Rents

Rents are from £4,200 per annum, all inclusive of rent, business rates, buildings insurance, broadband, electricity, gas, water, service charge, management, security, landscaping and cleaning.

Terms

Flexible terms to be agreed. Typically the minimum term will be 6 months with a rolling monthly contract thereafter. A 3 month rent deposit will be sought.

VAT

Unless stated all prices are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Available Units

	Size ft ²	Rent per annum
Suite B1	168 ft ²	£4,200
Suite C2	194 ft ²	£4,850
Suite E7	127 ft ²	£3,175