



Lancaster House Sherwood Rise Nottingham NG7 6JE

From £4,200

per annum exclusive

# MANAGED OFFICE SUITES From 127 ft<sup>2</sup> to 194 ft<sup>2</sup>

TOLET

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.

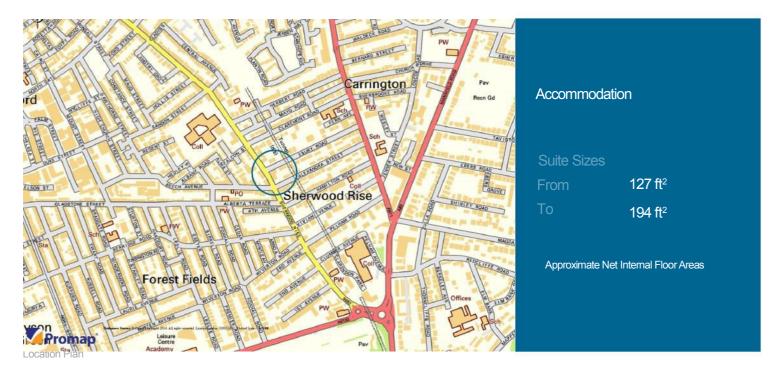
## Description

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.





#### 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 <sup>2</sup>	Rent per annum
Suite B1	168 ft²	£4,200
Suite C2	194 ft²	£4,850
Suite E7	127 ft²	£3,175