



**81 Sherwin Road, Lenton, Nottingham, Nottinghamshire NG7 2FB**

## High Quality Offices

- ▶ **NIA: 4,445 sq ft / GIA: 5,500 sq ft**
- ▶ **Purpose built modern office accommodation**
- ▶ **Close proximity of Nottingham University and QMC**
- ▶ **Suitable for residential redevelopment, subject to planning**

For enquiries and viewings please contact:



**Ross Whiting**  
0115 924 3243  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)



**Oscar Heap**  
0115 924 3243  
[oheap@innes-england.com](mailto:oheap@innes-england.com)

### Location

The property is located on Sherwin Road, Lenton, approximately 1 mile to the west of Nottingham City Centre.

Lenton can be accessed via Clifton Boulevard and the A52 with Junction 25 of the M1 6 miles away. The property benefits from excellent transport links with a bus stop located on Derby Road providing access to the City Centre, the Nottingham train station is just over 1 mile away and the Gregory Street Tram stop is within walking distance.

The property is situated in a desirable residential area within close proximity to Queens Medical Centre and the University of Nottingham. The location is also popular with students with a high amount of student accommodation nearby.

### Description

The property comprises of office accommodation spread over two floors underneath a pitched roof, with rendered exterior walls and double glazing.

Internally the property comprises entrance hall, reception, partitioned offices, conference room, soundproof rooms and WC's on the ground floor. To the first floor are further meeting rooms and offices, as well as a breakout area and large conference room utilised for testing equipment.

Externally the property benefits from off-street parking for up to 6 vehicles.

### Accommodation

	Sq M	Sq Ft
Ground Floor	213.4	2,297
First Floor	199.5	2,148
<b>Total</b>	<b>412.9</b>	<b>4,445</b>

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

We understand that the property has an existing consent under Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

The property may lend itself to a variety of other uses including residential redevelopment, however all parties are advised to contact Nottingham City Council and make their own enquiries.

### Tenure

Freehold with vacant possession.

### Business Rates

The property has no rating assessment due to the occupier's status as a registered charity. All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

### Price

Price upon application.

### VAT

VAT will not be applicable to the sale.

### Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

### EPC

The premises have an EPC assessment of D-90.

### Viewings

Viewings are by appointment with sole agents Innes England.

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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