

# BUSINESS SPACE OPPORTUNITY

Suites 1, 3 & 4, Sherwood House, off Coxmoor Road,  
Sutton in Ashfield, Nottinghamshire NG17 5LA



## RENT!

**COST-EFFECTIVE  
A/C OFFICE  
SUITES**

**RENT  
£8.50  
PER SQ FT**

## REFURBISHED OFFICE SUITES WITH A/C & HIGH PARKING RATIO

- Predominantly open plan accommodation from 170 – 557 sq m (1,833 – 5,997 sq ft)
- Large car park.
- Convenient location adjacent to A38 linking to **J28, M1**

### 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 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
- Air Conditioned

### Rates:

Suite 1 has a Rateable Value of £16,750.

Suites 3 & 4 have a combined RV of £39,000 (to be split on separate occupation).

Note – only a proportion of this amount is payable - [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### Accommodation:

Ground Floor Suite 1:	170.26 sq m	(1,833 sq ft)
First Floor Suite 3:	170.38 sq m	(1,834 sq ft)
First Floor Suite 4:	216.46 sq m	(2,330 sq ft)

### Rent:

Suite 1:	£15,750 per annum
Suite 3:	£15,750 per annum
Suite 4:	£19,800 per annum – <b>UNDER OFFER</b>

A Service Charge is payable.

### VAT:

Vat is applicable to the rent and other outgoings.

### EPC:

C – 71

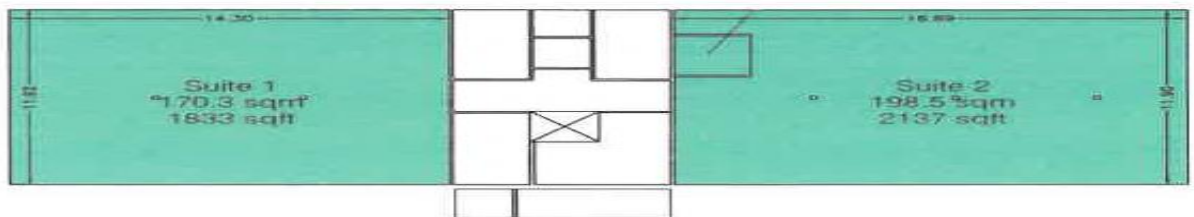
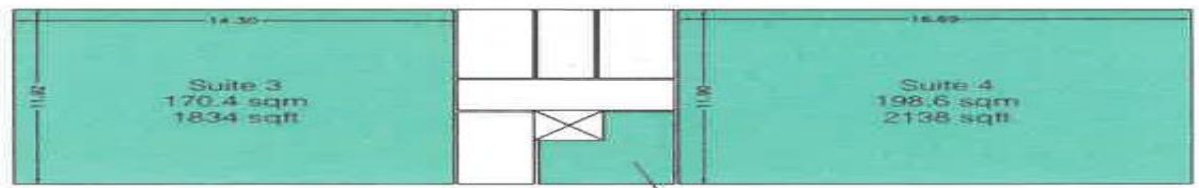
### Joint Agent:

Sean Bremner  
Commercial Property Partners  
0115 896 6611  
[sean@cppartners.co.uk](mailto:sean@cppartners.co.uk)

**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**

**0115 950 6611**

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

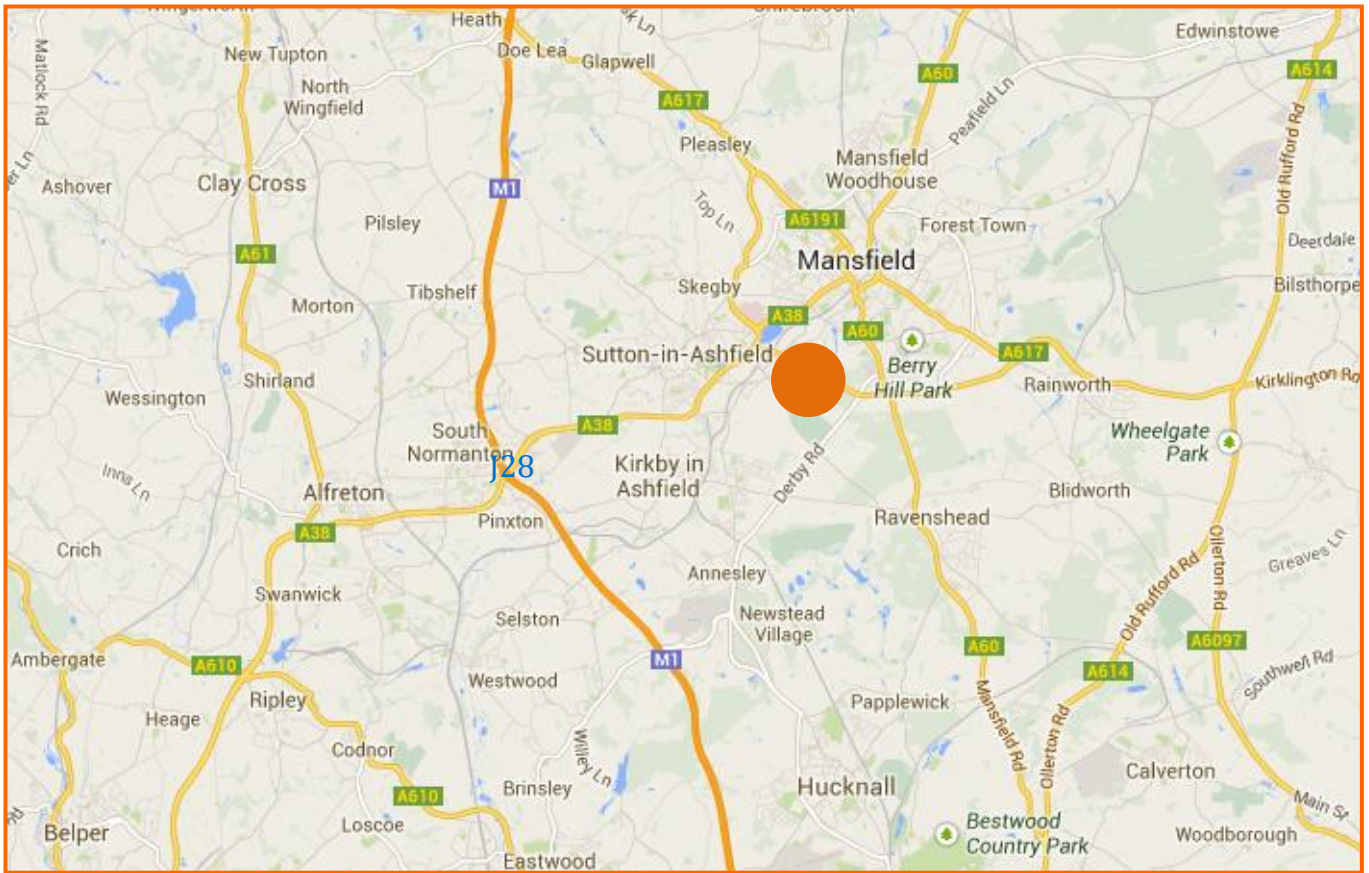


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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.