



Office Suites - The E Centre, Darwin Drive, Sherwood Energy Village, Ollerton, Notts, NG22 9GW

From £11,490 per annum

TO LET AT £10.00 per sq.ft. INCLUDING FREE INFINITY BROADBAND, CAR PARKING, CLEANING OF COMMON PARTS, HEATING, LIGHTING, BUILDING INSURANCE ETC.

**FIRST FLOOR UNITS 8, 9 and 10 157.55 sq.ms (1696 sq.ft.)
Could be sub-divided into three units of 52 sq.ms (565 sq.ft.)**

**SECOND FLOOR UNITS 20 and 21 106.72 sq.ms (1149 sq.ft.)
Could be sub-divided into two units of 53 sq.ms (570 sq.ft.)**

LOCATION

Sherwood Energy Village is situated off Forest Road the A6075 from Mansfield Woodhouse to Darlton road. The subject property is within a short walking distance of the centre of the village of New Ollerton which serves a population in excess of 7500 and provides a wide range of shops including Asda supermarket, Tesco supermarket, schools of all grades, and regular bus services to Mansfield Nottingham and Doncaster which are some 8, 18 and 25 miles distance.

The village has excellent road access via the A614 to Nottingham and to the A1 to the north, and via the A6075 to Tuxford where there is a further access to the A1. Access to the M1 motorway is approx. 13 miles to the west at Junctions 27, 28 and 29.

DESCRIPTION

The E Centre is an iconic Landmark building constructed in 2005 occupying a prominent position on Darwin Drive, close to offices occupied by Notts. County Council and Centreparks, also a short distance from an entrance to a Tesco Extra supermarket. The property comprises three floors of office accommodation with a full height reception area styled as a winter garden and outside there is a decked area overlooking a pond . There are toilet facilities provided to all three floors and there is a landing at first and second floor levels overlooking the reception area.

The building incorporates many environmental features including ground source heating pumps, passive ventilation, solar panels, rainwater harvesting, solar shading, green roof spaces, and a sustainable urban drainage system within the grounds.

Each of the floors is serviced by a Morris Vermaport lift with a capacity of 630 k, 8 persons. Each of the offices has perimeter trunking including Cat 5 cabling etc. The existing available office suites may be let as a whole or can be partitioned off to provide three units at ground floor level, or two separate units at second floor level.

There are three staircases with a lift to first and second floor levels.

There are Gents and Ladies WCs and Disabled WC at ground floor level.

FIRST FLOOR OFFICES - ROOMS 8,9 AND 10

The average measurement for the offices is (17.37m x 9.07m) 157.55 sq.ms (1696 sq.ft.) which can be split into three units.

With underfloor heating, and cooling, double glazed windows, partitioned office, perimeter trunking, fluorescent lighting.

WCS

At first floor level there is a Gents WC and Disabled WC..

SECOND FLOOR OFFICES -ROOMS 20 & 21

An average measurement of (11.60m x 9.20m) 106,72 sq.ms (1149 sq.ft.)

With laminate floor, double glazed windows.



WCS

Shared Gents WC .

Two Ladies WCs, one of which has a shower.

OUTSIDE

There are two large car parks with access from Darwin Drive, with capacity for in excess of 100 cars.

SERVICES

Mains water, electricity and drainage are connected to the property.

LICENCE

The offices are available to let on a flexible licence, copies of which are available from the Agents office, for a term to be agreed with individual tenants.

The licence fee includes a recently installed telephone system with free infinity broadband and use of wifi, heating, cooling, electricity, cleaning of individual parts. The individual tenants will be responsible for payment of business rates.

VIEWING

By appointment with the Agents.

FLOOR PLANS

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate
Non-Domestic Building



Sherwood Environmental Village Ltd
The E-Centre, Darwin Drive
New Ollerton
NEWARK
NG22 9GW

Certificate Reference Number:
9713-3051-0705-0600-7525

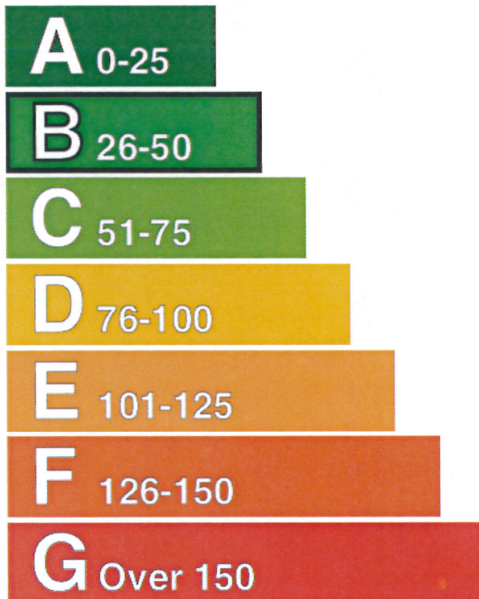
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



29 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2055
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	25.05

Benchmarks

Buildings similar to this one could have ratings as follows:

- 34** If newly built
- 65** If typical of the existing stock