

COST EFFECTIVE BUSINESS SPACE

1 Oakwood Court, Sherwood Business Park, Nottingham NG15 0DR



RENT!

Rents based on a competitive £10 per sq ft

GF SUITE
£48,550 PA

GF SUITE
£89,750 PA

FF SUITE
£51,500 PA

MODERN, SELF-CONTAINED, OPEN PLAN SUITES SET WITHIN ATTRACTIVE OFFICE BUILDING

- Suites from 451 sq m (4,855 sq ft) to 833.4 sq m (8,971 sq ft)
- Air conditioning (first floor suite) and on-site car parking
- Pleasant working environment adjacent to the M1 (J27)

Location:

1 Oakwood Court is located on the popular and well-established Sherwood Business Park. It is set within a 'parkland' setting, and this well-regarded business park offers convenient access to the M1 Motorway at the adjacent J27.

Nottingham city is within easy reach, as are the conurbations of Derby, Mansfield, Chesterfield and Sheffield.

Other major occupiers include E.ON, Pendragon Motor Group, L'Oréal, Rolls-Royce, Zeppelin and Prolog.

The nearby Mour Hotel provides a good quality restaurant / bar facility, with the Lakeside Café offering further onsite catering.

Description:

Modern open plan office premises. There are currently three suites available within 1 Oakwood Court, at ground and first floor level. Each suite offers a good specification of open plan office accommodation and raised access flooring.

The first floor suite benefits from **air conditioning**. The landlords will give consideration to installing air conditioning in the ground floor suites, subject to terms being agreed.

Accommodation:

Ground Floor Suite:	451.00 sq m	(4,855 sq ft)
Ground Floor Suite:	833.42 sq m	(8,971 sq ft)
First Floor Suite:	478.30 sq m	(5,148 sq ft)

Terms:

Each suite is available to rent by way of a new commercial lease on full repairing and insuring terms.

Rent:

The suites are available to rent:-

SUITE NUMBER	RENT
Ground Floor Suite:	£48,550 PA Exclusive
Ground Floor Suite:	£89,750 PA Exclusive
First Floor Suite:	£51,500 PA Exclusive

Rents are based on a competitive £10 per sq ft, **with generous incentives available**, subject to status.

Rates:	GF Suite	GF Suite	FF Suite
Rateable Values:	£52,500	£88,500	£56,500

Please note, this is not the amount payable, please contact the agents for further guidance if required.

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

Service Charge:

A service charge is levied for the upkeep of the communal areas.

VAT:

Vat is applicable in relation to rent and other outgoings.

EPC:

Ground Floor: B - 43

Remainder of building: C - 73

VIEWING:

(Or through the joint agents)

heb Surveyors

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CPP

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GENERAL VIEW

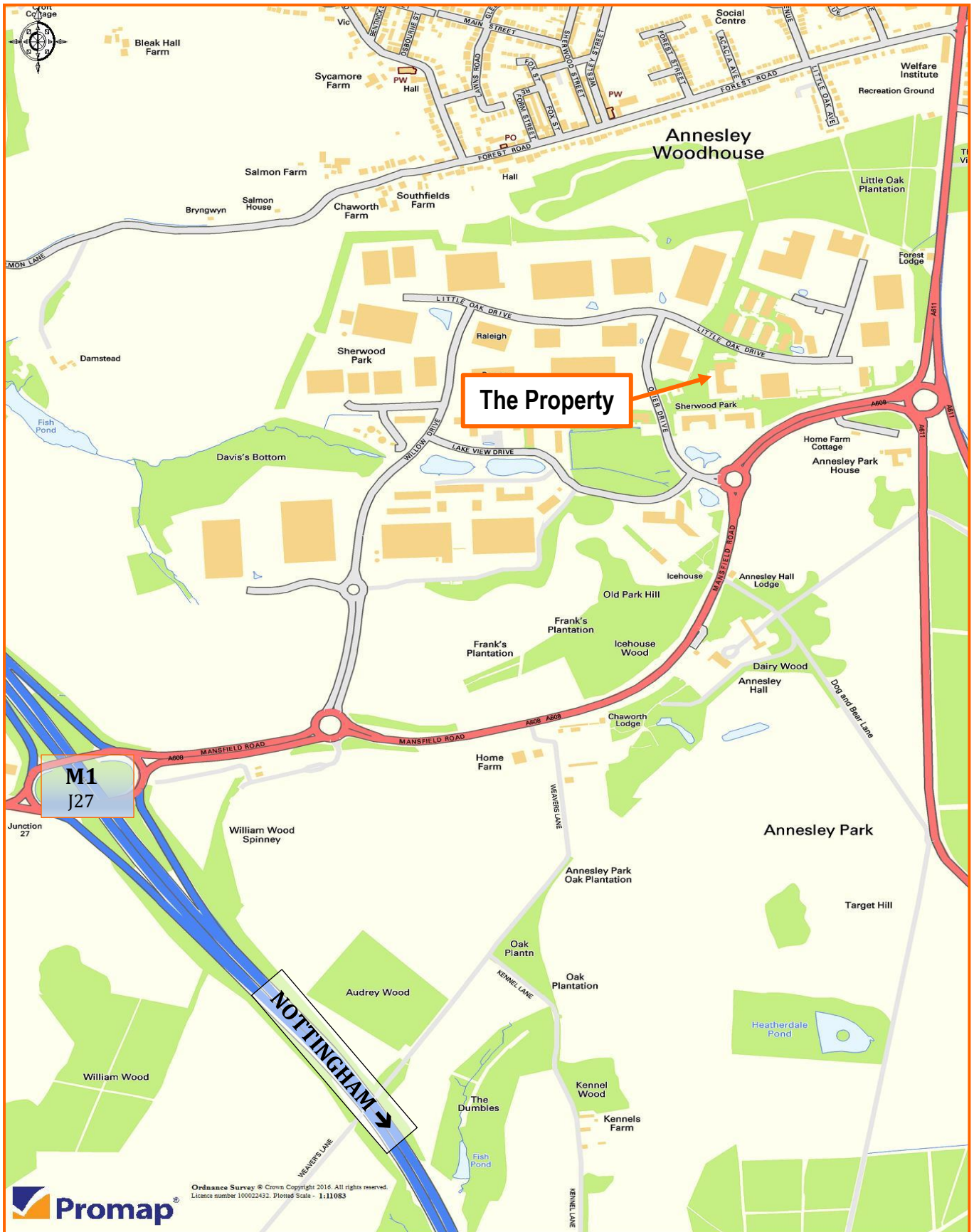


GENERAL VIEW

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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.