



FOR SALE

UNITS 2 & 3, H2O BUSINESS PARK

LAKEVIEW DRIVE, SHERWOOD PARK,
NOTTINGHAM NG15 0HT

327.75 sq m **(3,528 sq ft)**

Modern office unit available on
popular Business Park

- Well presented, self-contained, two-storey office accommodation
- 16 designated car parking spaces
- Easy access of J27, M1
- Rare opportunity to purchase



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

H2O Business Park forms part of the popular Sherwood Park which is an established development of both large industrial warehouses and office premises and is home to a number of national and international businesses.

The location benefits from excellent access to J27 of the M1 Motorway and therefore affording any occupier excellent links to the wider national Motorway network.

DESCRIPTION

The property comprises a modern, high quality, mid-terraced office building providing accommodation over two floors. Upon entrance, there is a small lobby area. Both ground and first floors provide open plan offices and meeting spaces by way of glass partitioning. The specification has the benefit of the following:

- Cat II lighting
- Suspended ceilings
- Fire/security alarm
- Gas-fired central heating system
- Mag lock door access control
- Air conditioning system
- Modern window units with tinted glazing

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be :

	SQ M	SQ FT
Ground Floor	161.37	1,737
First Floor	166.88	1,791
TOTAL NIA	327.75	3,528

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

EPC

Please contact the marketing agents for further information.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for use as offices falling within Class E(a) (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Ashfield District Council
Description:	Offices & Premises
Rateable Value:	£35,000
Period:	2026/27

TENURE

The property will be sold with vacant possession.

PRICE

Offers in the region of £450,000.

VAT

We understand that VAT is applicable to the sale price & service charge due.

SERVICE CHARGE

A service charge will be levied for the common areas of the estate. Guide figures are available by way of the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.