

FOR SALE/TO LET

UNITS 14 & 15, H2O LAKEVIEW DRIVE

Sherwood Park, Annesley, Nottingham NG15 0HT



Key Highlights

- Premier business park adjacent to J27, M1
- Attractive courtyard development
- Modern two storey offices with air conditioning
- 16 car parking spaces
- 337 sq m (3,626 sq ft)
- Immediately available

SAVILLS NOTTINGHAM
Enfield Chambers
18 Low Pavement, NG1 7DG

+44 (0) 115 934 8000

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, bold letter. The logo is set against a yellow rectangular background.

Location

Sherwood Park is regarded as one of the premier East Midlands Business Parks lying just off J27 of the M1, approximately 9 miles north west of Nottingham and 7 miles south west of Mansfield.

Sherwood Park is a high quality mixed use business park that is home to several major occupiers including EON, Babcock, Pendragon, L'Oreal, Rolls Royce and Highways England.

Description

The property comprises the end two terraced units forming part of a modern two storey office development. Originally designed as two separate units, the accommodation is currently laid out for occupation by a single occupier.

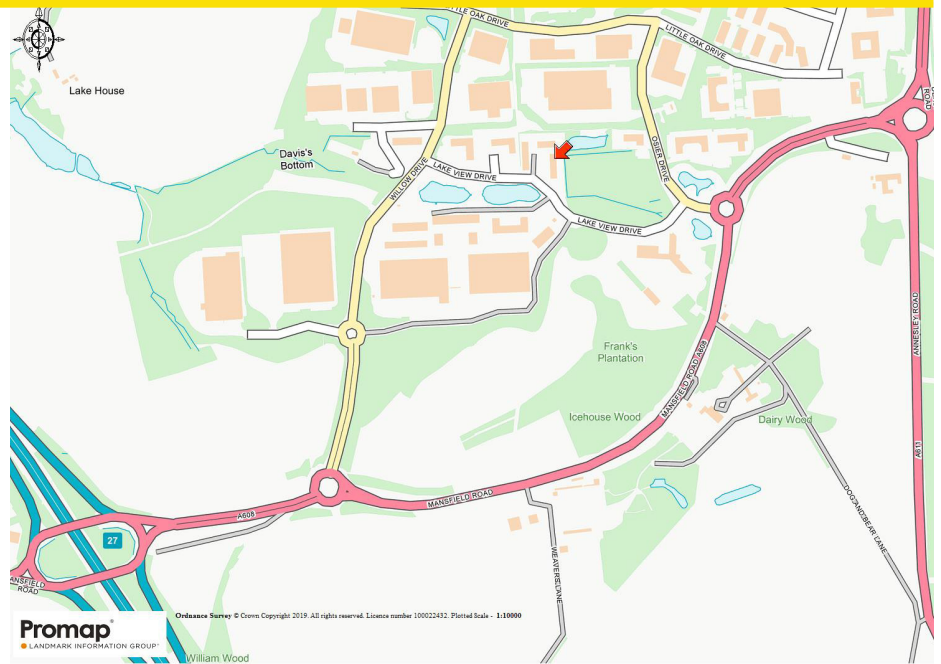
Internally the property comprises a mix of both open plan and cellular offices. The specification includes suspended ceilings with recessed LG3 lighting, air conditioning, gas central heating, double glazed windows and doors. Toilets and kitchenettes are provided to each floor.

The property occupies an attractive landscaped environment with 16 designated car parking spaces

Accommodation

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR	SQ FT	SQ M
Ground	1,814	168.51
First	1,812	168.34
Total	3,626	336.85



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Business Rates

Rateable Value (2017) £40,500

Rates Payable (2019/2020)

£19,885.50

Terms

The property is available as a whole on a new full repairing and insuring lease for a term of years to be agreed, at a guide rent of £40,000 per annum exclusive.

Alternatively, the long leasehold investment (virtual freehold) is available at a guide price of £450,000.

EPC Rating

C59

Service Charge

A service charge is levied in respect of the maintenance and upkeep of the common parts of the estate. Further details available upon application.

VAT

We understand that VAT will be applicable on the rent/price and service charge.

Legal Costs

Each party are to bear their own legal costs.

Viewing and further information

Strictly by prior appointment with the Sole Agent, Savills.



Contact

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