



TO LET/FOR SALE

SHERWOOD80

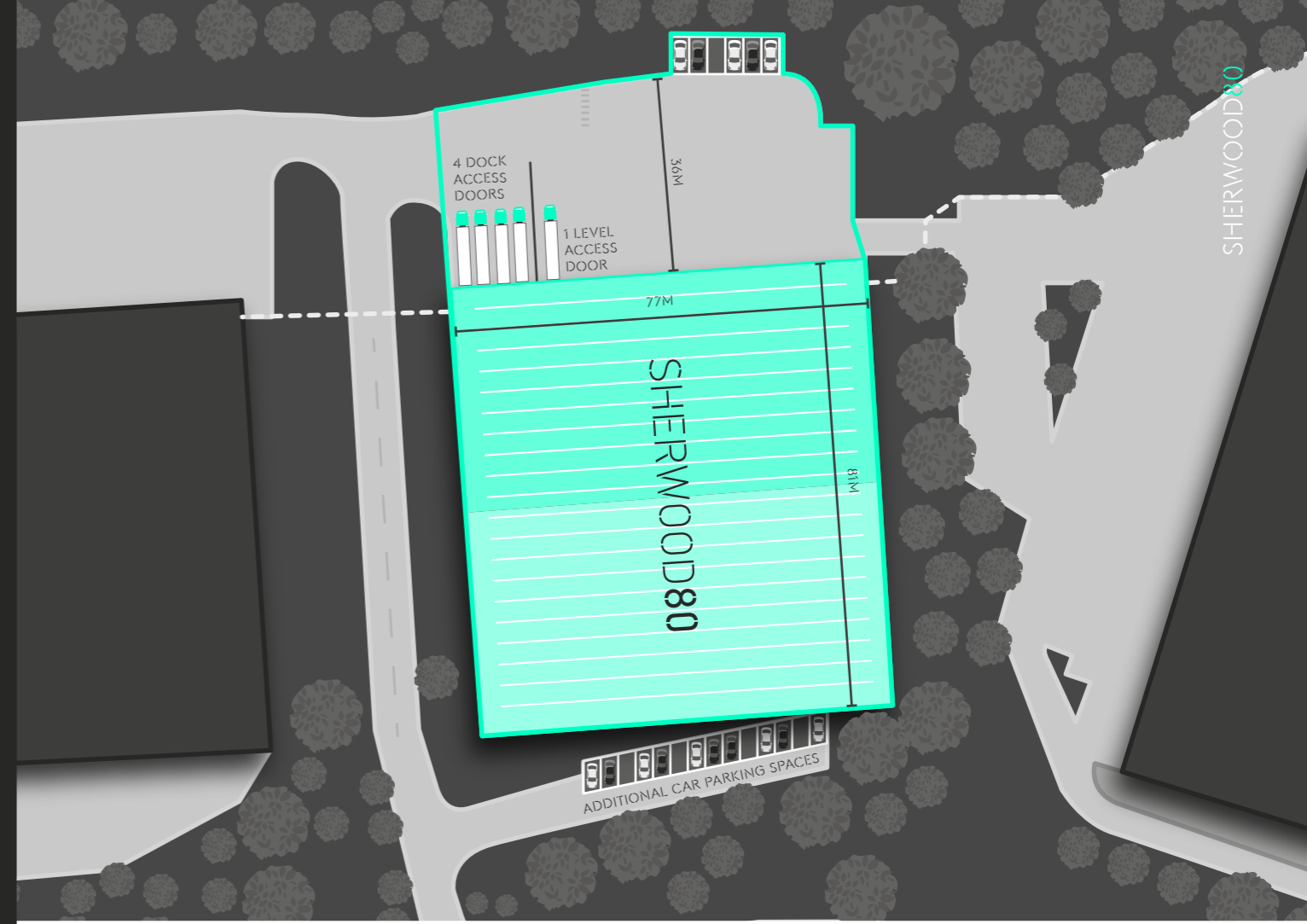
**AberdeenStandard**  
Investments

79,600 SQ FT (7,395 SQ M)  
WAREHOUSE / PRODUCTION UNIT

SHERWOOD BUSINESS PARK  
NOTTINGHAM, J27, NG15 0DJ

# HIGH SPEC LOGISTICS

THE PROPERTY COMPRISES A HIGH BAY WAREHOUSE WITH 11.2 METRE EAVES BENEFITING FROM A SUPERB LOCATION JUST OFF JUNCTION 27 OF THE M1 MOTORWAY. WITH THE BENEFIT OF CAR PARKING TO THE FRONT ELEVATION AND EXTENSIVE REAR YARD PROVIDING POTENTIAL FOR EXTERNAL STORAGE AND TRAILER PARKING, PLUS EXCELLENT DELIVERY ACCESS, THE BUILDING IS IDEAL FOR ANY DISTRIBUTION OR POTENTIAL MANUFACTURING USE.



## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	63,270	5,878
GROUND & FIRST FLOOR OFFICES	4,596	427
MEZZANINE	11,732	1,090
<b>TOTAL</b>	<b>79,600</b>	<b>7,395</b>

## SPECIFICATION

- » TWO STOREY FULLY FITTED OFFICES
- » HIGH BAY WAREHOUSE SPACE
- » 11.2M METRE EAVES
- » DOCK AND LEVEL ACCESS LOADING
- » 1 LEVEL ACCESS DOOR
- » 4 DOCK ACCESS DOORS
- » ADDITIONAL LARGE CAR PARK
- » 36M YARD DEPTH
- » M1 J27 - UNDER 5 MINS DRIVE (1 MILE)



## LOCATION

FORMING PART OF SHERWOOD BUSINESS PARK, JUST OFF JUNCTION 27 OF THE M1 MOTORWAY, THE LOCATION BENEFITS FROM TERRIFIC ROAD LINKS, ADJOINING JUNCTION 27 OF THE M1 MOTORWAY WHILST BENEFITING FROM QUICK ACCESS TO BOTH NOTTINGHAM AND MANSFIELD.

## EPC

WE UNDERSTAND THAT THE BUILDING HAS AN EPC RATING OF C (53)

## THE OPPORTUNITY

THE UNIT IS AVAILABLE BY WAY OF A NEW LEASE FOR A TERM OF YEARS TO BE AGREED. ALTERNATIVELY THE LANDLORD IS WILLING TO SELL THE LONG LEASEHOLD WHICH IS 999 YEARS FROM 1995.

## VAT

VAT WILL BE PAYABLE UPON THE RENT AND SERVICE CHARGE DUE.

## SERVICE CHARGE

THERE IS A SERVICE CHARGE PAYABLE FOR ESTATE MANAGEMENT.

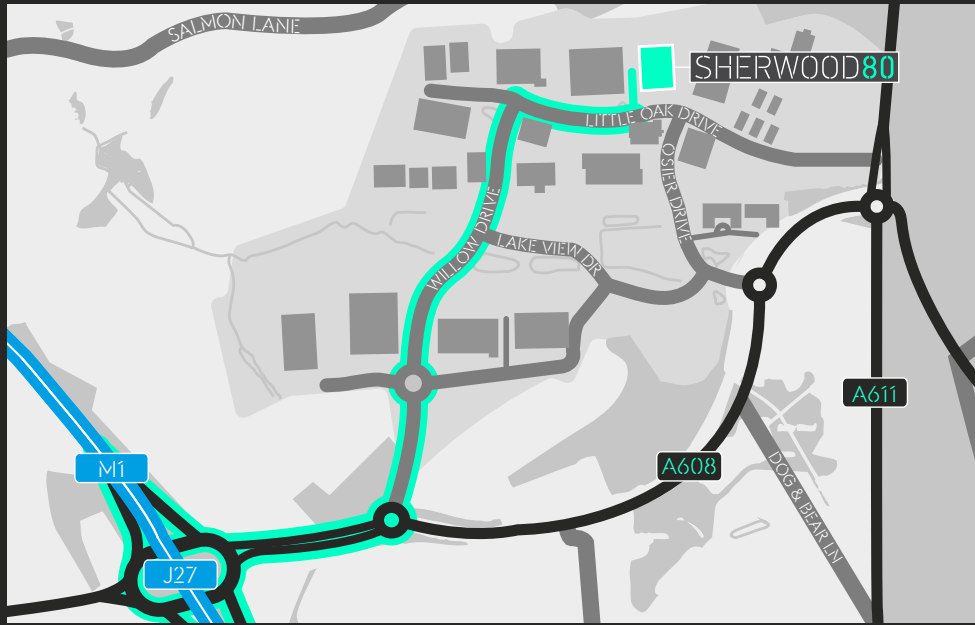
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