



**Lancaster House - Serviced Offices, 10 Sherwood Rise, Nottingham,
Nottinghamshire NG7 6JE**

Serviced Offices

- ▶ **Suites from 68 sq ft - 576 sq ft**
- ▶ **Flexible terms and all inclusive rents**
- ▶ **Office space for individuals or organisations**
- ▶ **Location well served by public transport**

For enquiries and viewings please contact:



Ross Whiting
0115 924 3243
rwhiting@innes-england.com

Location

Lancaster House lies approximately 1.5 miles north of Nottingham city centre and is well served by public transport being within walking distance of the Forest Park & Ride/Tram facility as well as a number of local bus routes. Junction 26 of the M1 motorway is approximately 4 miles. The property is situated in a prominent location on Sherwood Rise, one of the main arterial routes leading north from Nottingham city centre at the junction of Sherwood Rise with Ebury Road and Alexandra Street.

Description

The property comprises a modern purpose built detached office building within a secure site. Offering a range of high quality accommodation, offices are available separately or combined and can be taken on flexible terms.

The specification includes:

- Gas fired central heating
- Double glazing
- Suspended ceilings
- Comfort cooling
- Perimeter trunking and part floor boxes
- Category II lighting
- 8 person passenger lift

The rent includes the following:

- Business rates
- Buildings insurance
- Broadband
- Electricity
- Gas
- Water
- Service charge
- Management
- Security
- Ground maintenance & landscaping
- Cleaning

31 car parking spaces on site available by separate negotiation.

Accommodation

	Sq M	Sq Ft
Total	53.5	576

Suites available from 68 - 576 sq ft

Planning

From verbal enquiries of Nottingham City Council Planning Department we understand that the property has a current planning permission for use as B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Tenure

The accommodation is available to rent on flexible terms.

Price

Rent upon application. A rent deposit will also be sought.

EPC

The premises has an EPC assessment of C-60.

Viewings

By appointment with the agents.

Date Produced: 11-Jun-2018



