
Waterfront House | Lakeside Court
Sherwood Park | Nottingham | NG15 0DS

Good quality ground and first floor offices with excellent car parking

640m² (6,900ft²) – 1,922m² (20,711ft²)



- **Prominent easily accessible modern offices**
- **Impressive newly refurbished common areas**
- **Suites to be refurbished**
- **Available January and March 2018**



To Let



Location

Sherwood Park is a 200 acre Business Park accessed directly from the A608 adjacent to J27 of the M1.

Sherwood Park is located approximately 11 miles North of Central Nottingham and 7 miles to the South of Mansfield.

Sherwood Park is a high quality mixed Business Park with substantial occupiers including E-on, Countrywide Surveyors, Pendragon, Derbyshire Constabulary, Rolls Royce, Loreal, etc.

The property is easily accessible by car and also public transport links with regular bus routes to and from The Park linking Nottingham, Mansfield, Hucknall, Ilkeston and Derby.

There are two bus stops immediately outside the property.

The Property

Waterfront House forms one of two sister buildings located within Lakeside Court at Sherwood Park, J27, M1.

Waterfront House comprises a self contained building providing a total of circa 28,000ft² of offices over two floors configured in four wings.

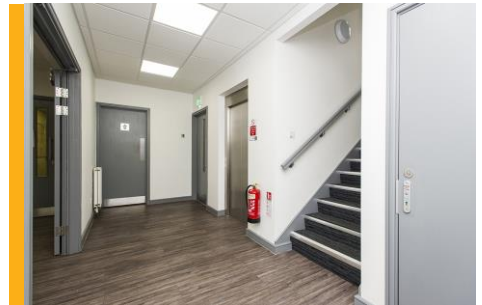
The ground floor and part first floor are becoming available in January and March

Specification

The suites will be refurbished and upon completion the specification will include:-

- LED lighting
- Integrated comfort cooling / heating
- New floor finishes
- New decorations

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Availability

The ground floor is currently occupied by DWP who are vacating March 2018. The first floor suite, which is becoming available January 2018, is occupied by E-on.

Business Rates

The current rates for the property are:-

Entire Ground Floor – RV: £133,000

E-on Suite First Floor – RV: £72,500

We estimate current rates payable to be circa £4.85 per ft² per annum.

(This information is given for guidance purposes only)

EPC

The property has an EPC rating of C66.

Floor Areas and Parking

Description	m ²	ft ²	Cars
Ground Floor West	641	6,904	38
Ground Floor East	641	6,907	38
First Floor West	640	6,900	38
Total	1,922	20,711	114

Lease Terms

The suites are available on a new effective fully repairing and insuring lease, quoting rentals being:-

Suite	Rent per annum
Ground Floor West	£82,550
Ground Floor East	£82,550
First Floor West	£87,500
Total	£252,600

Service Charge

A service charge administers the upkeep and maintenance of the internal and external common areas within the building. The current service charge for the financial year is approximately £3.70 per ft².

VAT

VAT applies at standard rate.



For further information or to arrange to view please contact:

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