



Lugano, Ground and First Floor, Lakeview Drive, Sherwood Park, Nottingham, Nottinghamshire NG15 0ED

Modern Offices

- ▶ **Suites available from 500 - 16,942 sq ft**
- ▶ **Grade A accommodation with superb access to J27 of M1**
- ▶ **Available from £8 per square foot**
- ▶ **Up to 80 car parking spaces (no WPL)**

For enquiries and viewings please contact:



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



Craig Straw
0115 924 3243
cstraw@innes-england.com

Location

Lugano is one of five office premises that together form the prestigious Lakeview Campus on Sherwood Park, with other occupiers including Unipart, Siemens, White Young Green and a Government Organisation. Sherwood Park is home to a thriving business community and leading edge manufacturers.

The property enjoys a peaceful situation overlooking an ornamental lake and lawns, yet is less than 1 mile from J27 of the M1 motorway and is thus readily accessible to Nottingham and the wider geographic region. On site facilities include a 4 star hotel with bar, restaurant and meeting rooms.

Description

The premises comprise Grade A office accommodation off a central service core, with the following features:

- 125mm full access raised floors
- 2.8m clear floor to ceiling height
- Suspended ceilings with LG3 lighting
- Kitchenette
- WC's
- Carpets throughout

One of the principal attractions of the suite is that it comes with an excellent car parking provision of 80 spaces, being 1 space for every 205 sq ft. It is situated outside of the Workplace Parking Levy Zone, potentially saving an occupier considerable cost, compared to a property subject to the charge.

Accommodation

	Sq M	Sq Ft
Ground Floor	1,094.1	11,777
First Floor	479.8	5,165
Total	1,573.9	16,942

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

The property has consent for use an office within Class B1 of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments. The property may be suitable for alternative uses subject to the requisite consents.

All interested parties are advised to make their own enquiries of the local authority.

Tenure

The property is available on new lease terms to be agreed between the parties. The area highlighted red on the attached floor plan is available from November 2019 with the area highlighted blue being available immediately.

Business Rates

The property will have to be re-assessed upon occupation. A guide can be obtained from the agents.

Rent

From £8 per sq ft, dependent on size.

Service Charge

There is a service charge levied in respect of the maintenance and upkeep of the structure and common parts of the Lugano building and the wider Lakeview development. Further information is available upon request.

VAT

VAT will be applicable on all outgoings.

Legal Costs

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

EPC

The premises has an EPC assessment of C-52.

Viewings

Viewings are by appointment with sole agents Innes England.

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