



## Good Quality Cost Effective Business Space 5,047 - 14,018 Sq Ft (468.87 - 1,302.27 Sq M)

- Available Now
- Immediately accessed from J27 of M1
- Established commercial location with dedicated parking
- Potential to accommodate enquiries from 5,047 sq ft upwards

# Good Quality Cost Effective Business Space

## 5,047 - 14,018 Sq Ft (468.87 - 1,302.27 Sq M)

### Location

Oakwood Court forms part of the established Sherwood Business Park, popular amongst occupiers due to its attractive setting and immediate access to J27 of the M1 and the wider North Nottinghamshire and Derbyshire area. Key occupiers upon Sherwood Park include E-on, Rolls Royce & L'Oreal. The office environment is further supported by the Mour Hotel offering restaurant, bar and accommodation.

### Description

Two ground floor office suites available individually or combined. The suites are accessed directly from the car park via a modern reception area, which also includes male, female and accessible WCs. The spaces are high quality working environments.

Each office suite will benefit from a comprehensive refurbishment, including:

- LED lighting
- Air conditioning
- Full raised access flooring
- Fitted kitchen area
- Modern open-plan layout suitable for sub-division

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor LHS	8,971	833.41
Ground Floor RHS	5,047	468.87
<b>TOTAL</b>	<b>14,018 SQ FT</b>	<b>1,302.27 SQ M</b>

### Terms

The premises are available to let by way of a new lease drawn up on effectively FRI terms. The quoting rent is available upon application to the joint agents, that being exclusive of all other outgoings, plus VAT.

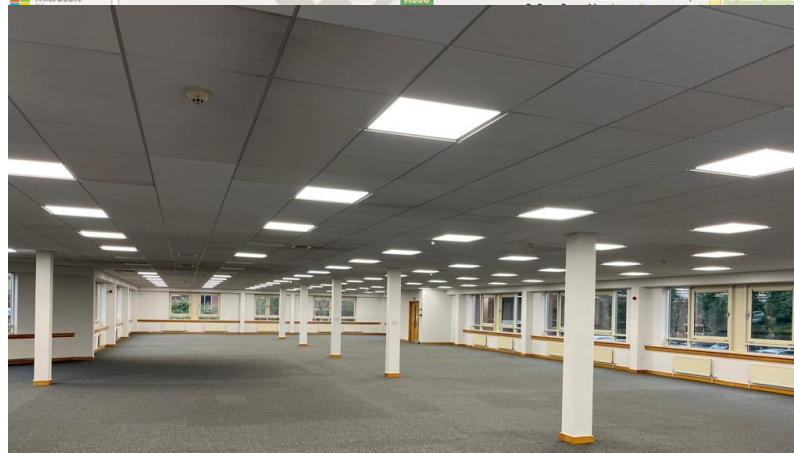
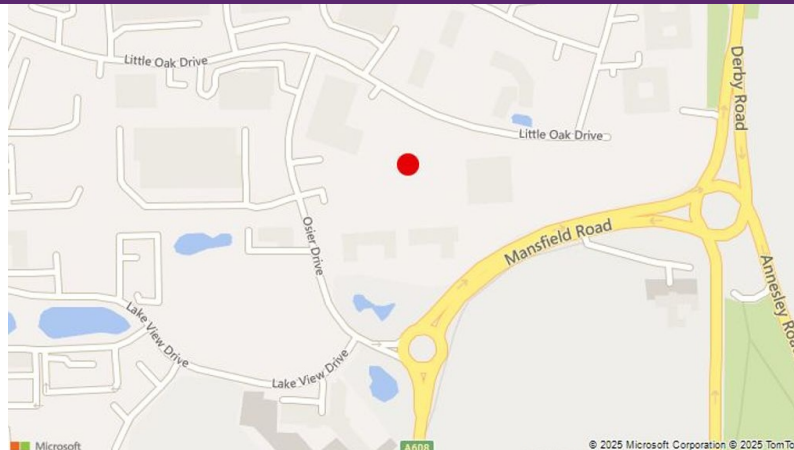
The landlord levies a service charge upon occupiers of the building to recover the maintenance of common areas.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

Ground floor - B-43



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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