



# SHERWOOD **PARK**

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## **TO LET**

The Portal | Sherwood Park | J27, M1  
Nottingham | NG15 0EB

**High quality offices from 2,000ft<sup>2</sup> (185m<sup>2</sup>) to 42,000ft<sup>2</sup> (3,900m<sup>2</sup>)**

Available on traditional leases or as serviced offices offering a minimum of 20 desks, maximum of 550 desks.

# BUILDING SUMMARY

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- **Detached two storey office building.**
- **Flexible serviced offices or traditional leases.**
- **Minimum of 20 desks on a serviced basis or 2,000ft<sup>2</sup> on traditional leases.**
- **Up to 550 desks – 42,000ft<sup>2</sup>.**
- **Superb on site car parking – 270 cars.**
- **Two telecom, data and power feeds offering 100% resilience.**
- **Onsite back up generators.**
- **Onsite full cook canteen.**
- **Within five minutes of J27, M1.**
- **Competitive terms.**

## THE PROPERTY

Sherwood Park is a two storey building accessed by a gated entrance that leads into a secure, modern, light and airy reception area with informal visitor seating. The building benefits from significant levels of natural light due to large expanses of glazing throughout.

Portal's Sherwood Park facility is a proven business location which benefits from direct access to a ready labour pool capable of mobilisation in minimum lead times.







## THE OFFER

The building is available on new lease terms directly from the landlord. Alternatively, the building is also available utilising Portal's unique Managed Office Solution which provides reduced upfront capital costs, cost certainty, mitigates risk and enables you to focus on your core business.

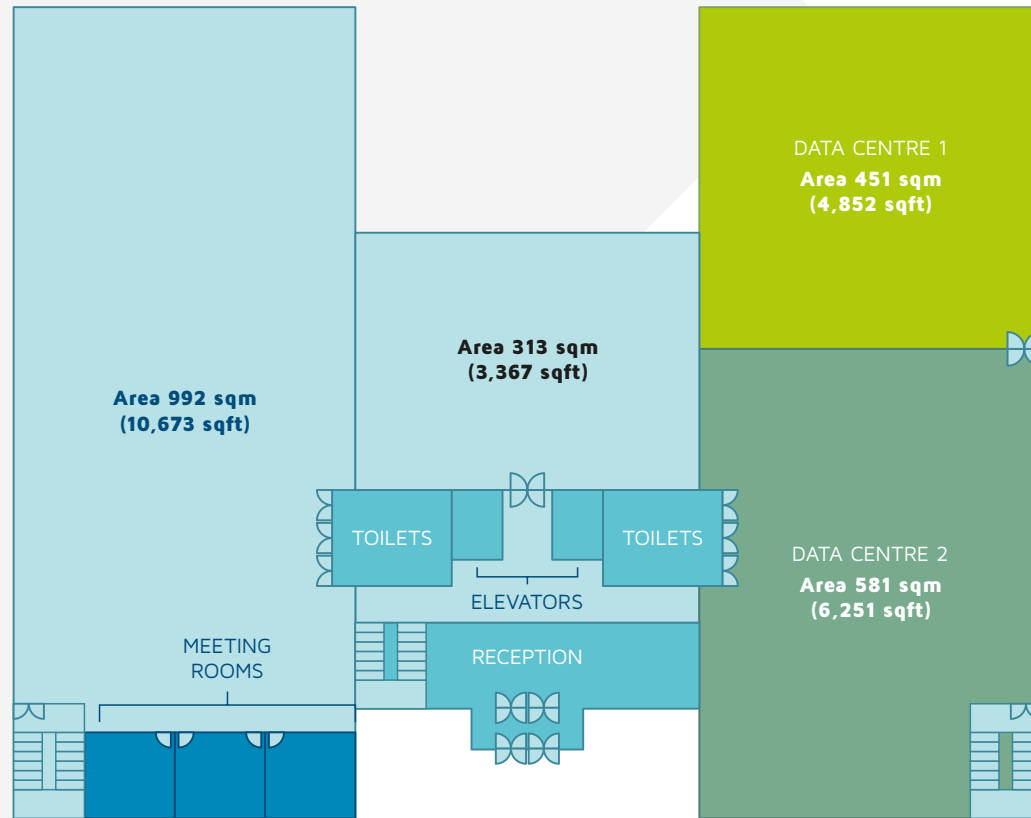
The Grade A space is designed to be occupied as a whole or split into individual areas from a single floor to separate suites ranging from 5,000 to 52,000 sq ft.

# FLOOR PLANS

Sherwood Park

**Available Space & Area**

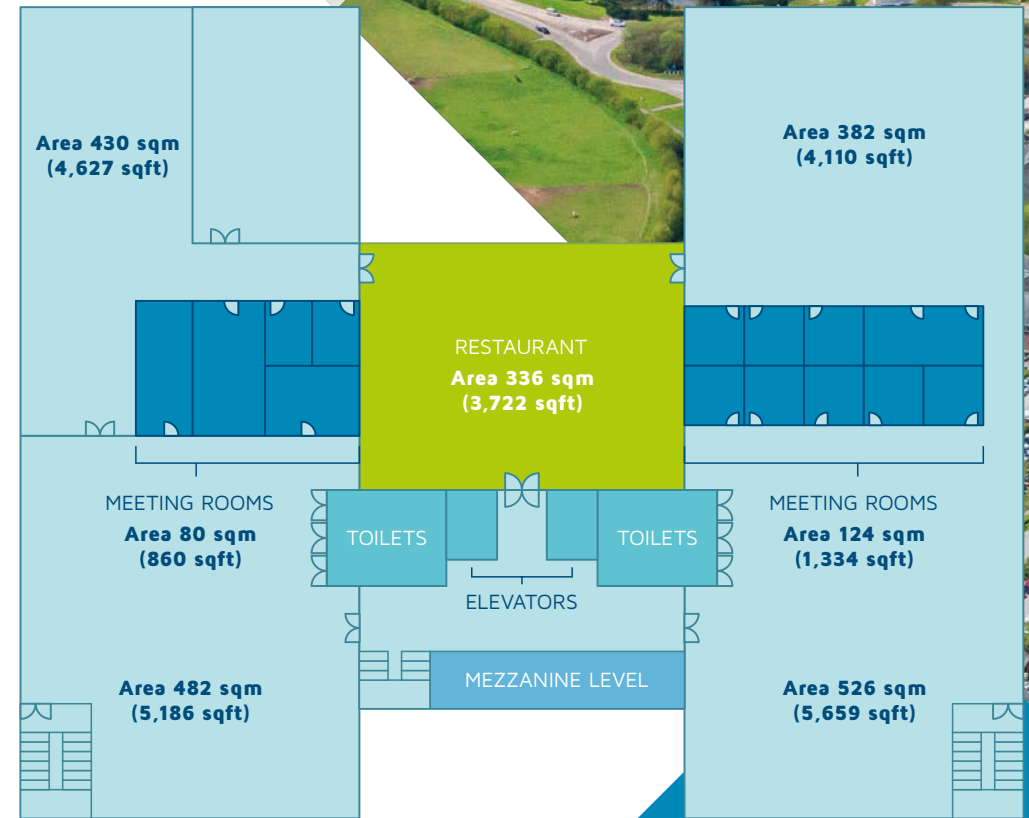
Ground floor



Sherwood Park

**Available Space & Area**

First floor



**TOM1  
Junction 27**

## SUMMARY SPECIFICATION

- Two storey feature entrance reception
- Large open plan floor plates capable of splitting into individual self contained areas
- Fully accessible raised floors
- Air conditioned
- Full onsite cook canteen
- Two data telecoms and power feeds with onsite back up generators
- 270 car spaces





# THE LOCATION

**Access into the 250 acre high quality Sherwood Park Business Park is less than 0.25 miles East of J27, M1.**

The park is the home to a number of high profile occupiers including E-on, L'Oréal, Highways England, Rolls Royce, Pendragon PLC and the Derbyshire & Nottinghamshire Police Constabularies by way of illustration.

Central Nottingham is 11 miles to the South, Derby is 21 miles distant and Sheffield is 36 miles to the north.

**The  
Portal**



# TERMS & INFO

## Rateable Value

The Rateable Value may need to be reassessed.  
Budget figures can be provided upon request.

## Service Charge / Additional Costs

A full cost profile of the building can be provided  
as part of a financial proposal.

## VAT

VAT applies at standard rate.

## EPC

The property has a rating of [     ].

# CONTACT



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