

POD 4

Evo Business Park

Evo Park

Little Oak Drive, Sherwood Park,
Nottingham NG15 0EB

evopark.co.uk

FOR SALE / TO LET

HQ Style Hybrid Unit

580 - 1,160 sq m (6,244 - 12,488 sq ft)

- Located J27 M1 motorway
- Immediately available
- Cost effective
- Ready for tenant fitout



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Virtual Tour



GRADE A OFFICE + WAREHOUSE SPACE

THE EVO PODS BUILDINGS

The Evo Pods provide a combination of modern warehouse, production space and first floor office accommodation.

Each floor is available individually or combined.

The Evo Pods offer unique, cost effective, flexible space within contemporary detached buildings.

FLEXIBILITY

The Evo Pods offer an occupier a unique opportunity to create a truly bespoke specification in terms of its configuration and finishes. The ground floor is shell finished and is versatile. The first floor is finished to a high standard and provides office accommodation.

SPECIFICATION

Evo Park is a high quality business park that blends architecturally impressive buildings with a modern and secure business environment. Each building offers open plan flexible space that can be tailored to meet occupiers requirements with specification as follows:

- Excellent office parking ratio of 1:160 sq ft
- Loading access to ground level
- Kitchen/ breakout area
- BREEAM 'excellent'
- Raised access floors
- Air conditioning
- Suspended ceilings
- Recessed lighting
- Lift access
- Open plan

Open warehouse / production space on ground floor + high quality offices at first floor level



OTHER NEIGHBOURING OCCUPIERS

- Babcock Group
- Johnson / Diversey
- L'Oreal
- Pendragon
- ProLog
- E.ON
- Rolls Royce
- Zeppelin Systems

LOCATION

Evo Park is located in the heart of Sherwood Business Park and consists of 5 Pods all set within landscaped grounds. Sherwood Park employs almost 6,500 people and accommodates an excellent mix of over 2 million sq ft of office buildings and industrial/warehouse accommodation. Sherwood Park is located at Junction 27 of the M1 Motorway approximately 13 miles from East Midlands Airport. The airport offers regular flights to over 50 European destinations and is currently the second largest cargo airport in the UK by carrying capacity.

The Park's location enables occupiers to access a large skilled labour force in the local area. Around 1 million people live within a 12 mile radius of the Park and commuting conurbations include Mansfield (6 miles), Nottingham (11 miles) and Derby (20 miles).





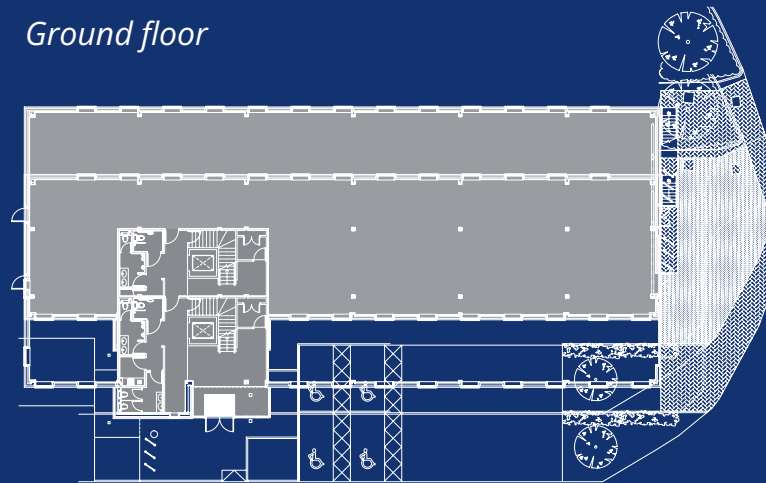
OFFICE + WAREHOUSE

ACCOMMODATION

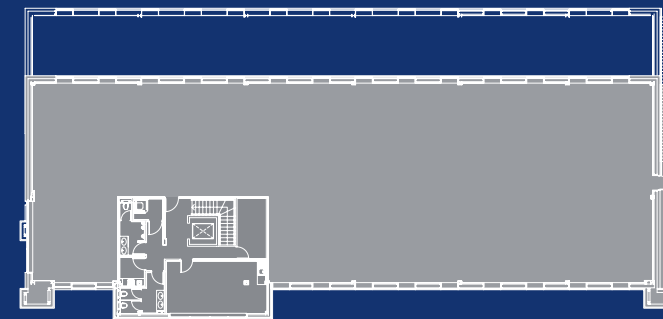
All buildings have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Pod 4	sq m	sq ft
Ground Floor	580	6,244
First Floor	580	6,244

Ground floor



First floor



OFFICE + WAREHOUSE

BUSINESS RATES

Business Rates	Ground floor £29,500
Rateable Values	First floor £64,000

Period 2022/2023

SERVICE CHARGE

The 2022/23 service charge for Pod 4 is currently running at £1.01 psf pa. Contact the joint marketing agents for further information.

EPC

EPC rating E valid until 06 December 2030.

GUIDE PRICE

Parties interested in purchasing a Pod should note the guide price is based upon £100 per sq ft.

VAT

VAT will be levied on all rents, prices and service charges at the prevailing rate.

RENT

Rent: £100,000 pa

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