

## Good quality self-contained office unit over two storeys situated on Sherwood Business Park

**106m<sup>2</sup>**  
(1,140ft<sup>2</sup>)

- Modern specification throughout
- Excellent access to Junction 27 of the M1
- Onsite parking available
- Mixture of both cellular and open plan accommodation
- Available on flexible lease terms
- Situated on an established business park



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is situated on Sherwood Business Park on Innovate Mews, a terrace of modern high specification office buildings.

Sherwood Park is in close proximity to Junction 27 of the M1 motorway and provides excellent public transport links along A608 Mansfield Road.

## Description

The property comprises a self-contained office unit with accommodation over two floors. The specification includes:

- A mixture of cellular and open plan accommodation
- GCFH
- Carpeted tiles throughout
- Onsite parking available
- WC and kitchen facilities
- Spotlights throughout
- Cat 5 cabling

## EPC

The EPC rating will be confirmed via the agent.



*New photos to be added*





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## Accommodation

From measurements taken on site we calculate has the following Net Internal Area (NIA):

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	50	542
First Floor	56	598
<b>Total</b>	<b>106</b>	<b>1,140</b>

(This information is given for guidance purposes only)

## Business Rates

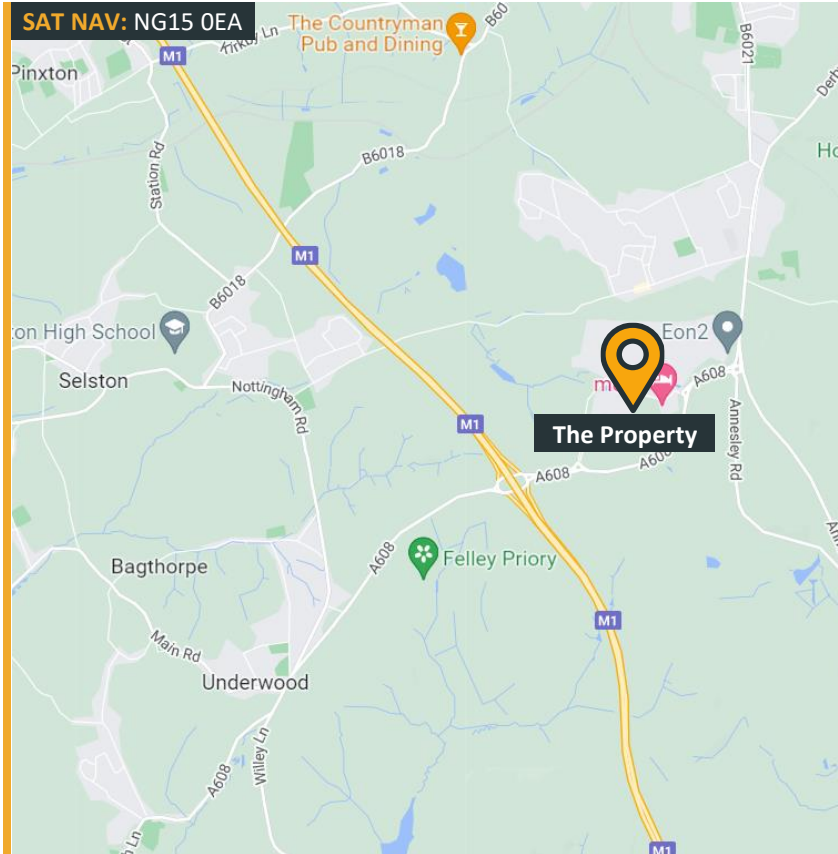
From enquiries of the Valuation Office Agency, we understand the following:

**Rateable Value:** £13,500  
**Rates Payable 2024/25:** £5,656.50

(This information is for guidance only and all parties should satisfy themselves with the local billing authority.)

## Service Charge

A service charge will be levied to cover the cost of the maintenance of the internal areas used in common and the external repair of the building. Guide figures are available upon request from the agents.



## Rent

The premises are available on a new lease for a term of years to be agreed at the following quoting rent:

**£18,000 per annum**  
**(Eighteen thousand pounds)**

## VAT

VAT is applicable on the rent due at the prevailing rate.

## Legal Costs

Each party are to be responsible for the own legal costs.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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30/01/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.