

28 Marshall Street | Sherwood | Nottingham | NG5 4AF

## Rare freehold opportunity which has undergone an extensive refurbishment, with no VAT applicable

199m<sup>2</sup>  
(2,138ft<sup>2</sup>)

- Undergone an extensive refurbishment to offer high quality office space
- Suitable for a variety of uses (STP)
- Forecourt area providing good parking levels
- Self-contained detached office property on gated site
- Well located close to Nottingham City Centre
- Excellent rare freehold opportunity



For Sale



Location



Gallery



Video



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## Location

The property is positioned just off Marshall Street fronting onto Mansfield Road, one of Nottingham's main arterial routes.

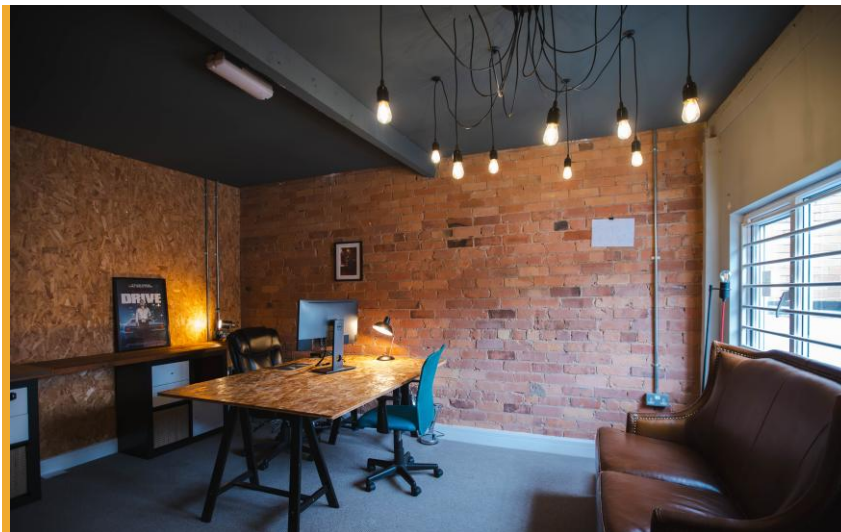
The property is situated in Sherwood which lies approximately 3 miles north of Nottingham City Centre and provides easy access to the M1 motorway via the ring road, A52 and A601.

The property is within walking distance to Sherwood's high street which provides a plethora of amenities including cafes, shops and restaurants with good transport links including bus routes leading into Nottingham City Centre. There are also several nearby car parking facilities available.

## Description

The property comprises a detached self-contained two storey office building, which has recently undergone an extensive refurbishment and benefits from the following specification:

- Exposed services in part providing an industrial feel
- LED lighting throughout
- Mixture of carpet tiles and vinyl floor finishes
- WC and kitchenette facilities
- Secure gated site
- Forecourt area with parking
- Cat 5 cabling throughout





## Accommodation

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

**199m<sup>2</sup> (2,138ft<sup>2</sup>)**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements.)

## EPC

The property has an EPC rating of **D-91** which is valid until May 2028.

## VAT

It is understood that VAT is **not** applicable to the purchase price due.

## Legal Costs

Each party are to bear their own legal costs incurred.



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## Price

The property is available with vacant possession and we are quoting a sale price of:

**Offers in the region of £240,000**  
**(Two Hundred and Forty Thousand Pounds)**

## Further Information

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

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