

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

146m²
(1,576ft²)

- Modern specification
- Excellent access to Junction 27 of the M1 motorway
- Onsite parking available
- Predominately open plan layout
- Situated on an established business park
- Available on flexible lease terms



TO LET



Location



Gallery



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Location



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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 two storey modern office building with predominantly open plan in nature providing an excellent quality modern working environment.

- Predominantly open plan accommodation
- GCFH
- Carpeted tiles throughout
- Onsite parking available
- WC and kitchen facilities
- Spotlights throughout
- Cat 5 cabling

EPC

The property has an EPC rating of **D-68** which is valid until June 2027.



New photos to be added





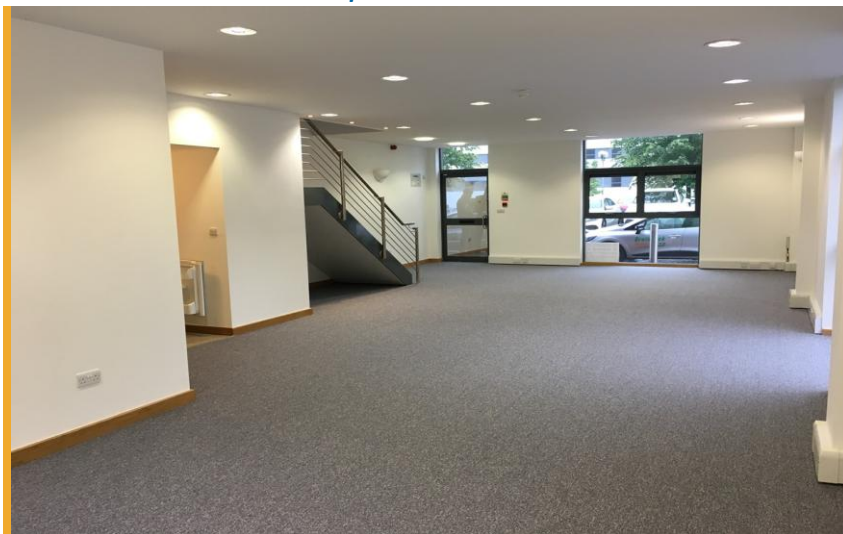
Location



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*New photos to be added*

Accommodation

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

146m² (1,576ft²)

(This information is given for guidance purposes only)

Business Rates

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

Rateable Value: £18,750

Rates Payable 2024/25: £9,356.25

(This information is given for guidance purposes only and interested parties should make their own enquiries of Ashfield District Council.)

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.



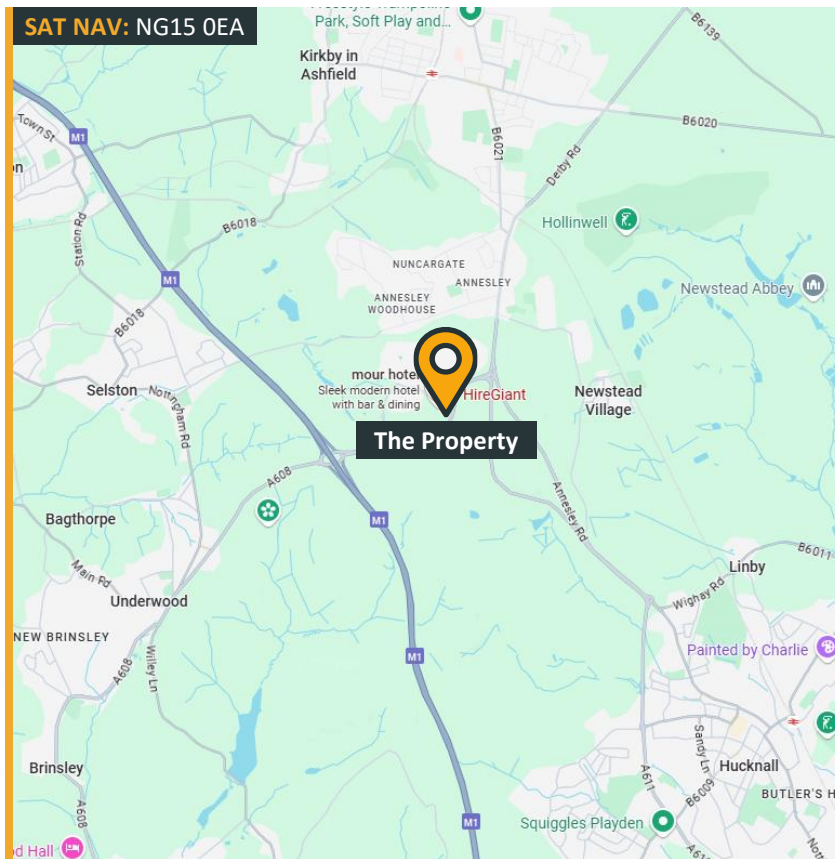
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Rent

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

£26,000 per annum
(Twenty-six 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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