Sherwood House | **7 Gregory Boulevard** | Forest Fields | Nottingham | NG7 6LB

Fully inclusive serviced offices available on flexible terms with parking close to Nottingham City Centre

54m² (582ft²)

- All-inclusive rents available on flexible terms
- Multiple car parking spaces available
- Good access links to City Centre via NET tram and bus routes
- Available for immediate occupation
- Conveniently located opposite the beautiful Forest Recreation Ground
- Additional meeting rooms available free of charge



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The property is located just off Gregory Boulevard, a short distance from the A60 Interchange. By virtue of its location, the unit has a plethora of nearby amenities including shops, cafes, restaurants and bars amongst a mixture of professional services in close vicinity.

The property benefits from being in close proximity to Nottingham City Centre, just 3 miles north, with excellent transport links to the City Centre.

Description

The property comprises an office building arranged over ground and first floor accommodation. The specification is as follows:

- Open plan floor plates
- Cat 2 lighting
- Air conditioning in part
- Carpet tiles throughout
- WC and kitchen facilities available
- Reception/entrance area
- Car parking spaces available
- Gas central fire heating system
- Trunking throughout leading to Cat 5 cabling











Floor Areas and Rent

Suite	m²	ft²	Rent Per Month
Suite 22	54	582	£1,200

The rent is on an all-inclusive basis plus VAT.

Planning

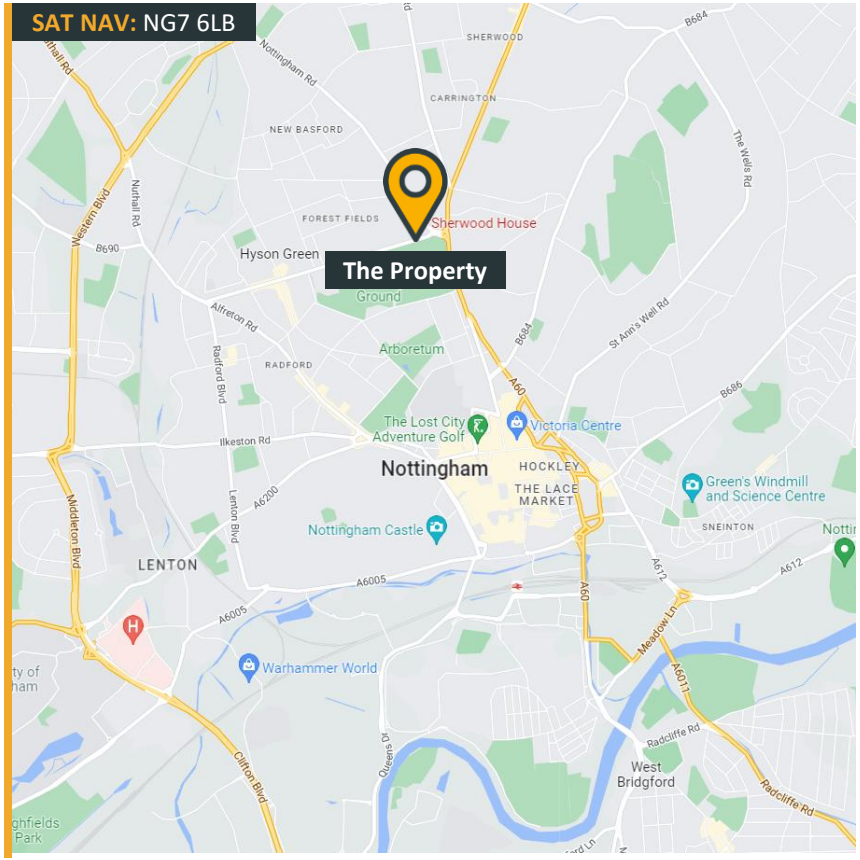
The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

The business rates are to be confirmed. Guide figures are available by way of the agents.

EPC

The EPC ratings are to be reassessed and will be provided in due course.



Lease Terms

A new lease is available for a term of years to be agreed. Please contact the agents to discuss space requirements and rental terms.

VAT

VAT applies to rent and other payments due under the lease.

Further Information

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

Jamie Gilbertson
07747 665 941
jamie.gilbertson@fhp.co.uk

Guy Mills
07903 521 781
guy.mills@fhp.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

14/01/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.