



## Units C2 & C3 Centric @ Sherwood Energy Village, New Ollerton, Notts, NG22 9FS 3,511 - 7,505 Sq Ft (326.17 - 697.21 Sq M)

- Modern warehouse units
- Positioned on well established business park
- Fitted with welfare provision, office space & LED Lighting

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## Location

Located on the Sherwood Energy Village in Ollerton.

Sherwood Energy Village comprises a 91 acre former colliery site, which has been redeveloped with a number of speculatively and purpose built developments.

The development provides convenient access to the A614 which leads north to the A1 and south to Nottingham city centre.

Nearby occupiers include the British Red Cross, Centre Parcs HQ, JDA Architects and Tesco.

## Description

High quality modern warehouse units available as a whole or as two separate units.

Each unit benefits from the following:

- Single ground level loading door
- 6.5m to eaves
- 3 phase electricity
- Fire alarm
- amply yard and car parking provision
- Toilets, Kitchenette and ancillary office space
- LED Lighting

## Accommodation

Unit C2 - 3,994 sq ft

Unit C3 - 3,551 sq ft

## Terms

Available by way of sub-lease, please contact the agents for further details

## VAT

VAT is payable at the prevailing rate

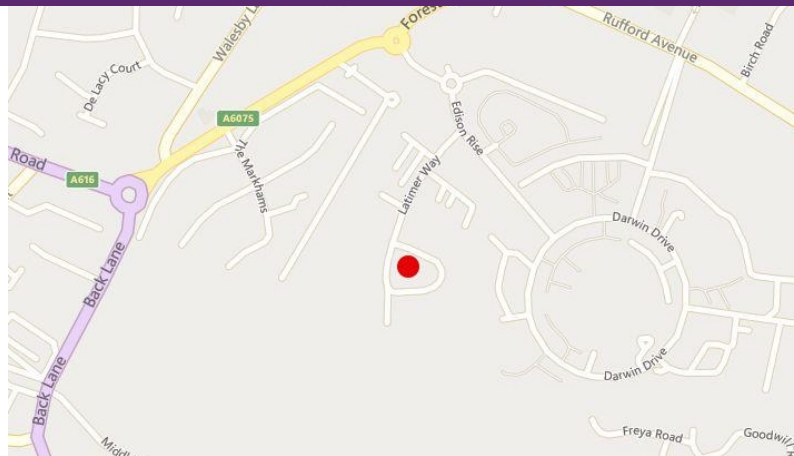
## Rateable Value

Unit C2 - Current RV of 14,000

Unit C3 - Current RV of 12,500

## EPC Rating

Block C Centric has an EPC rating of A19



## Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Legal Costs

Each party to bear their own legal costs associated with the transaction

## Further Information

For further information please contact the sole agents CPP

Stuart Waite

T: 0115 8966611

M: 07432472402

E: [stuart@cpartners.co.uk](mailto:stuart@cpartners.co.uk)

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