



Good Quality Cost Effective Business Space

Final suite available - 8,971 sq.ft.

- Open plan modern office environment
- Air conditioning to 1st floor suite
- Established Commercial Location with dedicated parking
- Excellent Transport Links with J27 M1 in immediate proximity

Good Quality Cost Effective Business Space - To Let

Size 8,971 sq.ft.

Location

Oakwood Court forms part of the established Sherwood Business Park, popular amongst occupiers due to its attractive setting and immediate access to J27 of the M1 and the wider North Nottinghamshire and Derbyshire area. Key occupiers upon Sherwood Park include E-on, Rolls Royce & L'Oreal. The office environment is further supported by the Mour Hotel offering restaurant, bar and accommodation.

Description

The suites are accessed from the car park, via an attractive reception area, stairs and a lift leading to the upper floors. WC facilities are located within the common parts. The ground floor suites connect to the main reception and provide an open plan environment with raised access flooring, LED Lighting and good natural light.

The first floor is similar in specification but does include air-conditioning and a kitchenette. Some demountable partitioning has created meeting and management rooms.

Externally car parking is provided at a ratio of 1 space per 218 sq.ft.

Accommodation

The unit comprises the following accommodation:

SUITE	SQ FT	SQ M
Ground Floor 1	LET	LET
Ground Floor 2	8,971	833.42
First Floor	LET	LET
TOTAL	8,971	833.42

Business Rates

The suites are assessed as "offices" with the following 2023 Rateable Values:

Ground Floor 2 - £84,000



EPC Rating

Ground floor - B-43

Terms & Rent

The premises are available to let by way of a new lease drawn up on effectively FRI terms. The quoting rent is available upon application to the joint agents, that being exclusive of all other outgoings, plus VAT.

Service Charge

The landlord levies a service charge upon occupiers of the building to recover the maintenance of common areas.

Further Information

All enquiries through the joint agents.

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