

BUSINESS SPACE OPPORTUNITY

Elizabeth House, Latimer Way, Sherwood Energy Village, Ollerton,
Newark, Nottinghamshire NG22 9QW



RENT!

ROA



Modern Detached Self Contained Office Accommodation with On-site Parking

- 385.01 sq m (4,144 sq ft) with potential to be split floor by floor
- 28 car parking spaces and 3 disabled spaces
- Rare opportunity for Head Office accommodation with limited supply in the immediate area

Location:

The property is located on the Sherwood Energy Village which is situated on the outskirts of Ollerton. Surrounding occupiers include Centre Parcs UK Head Office and Nottinghamshire County Council.

The location has good road access via the A614 to the A1, which is 7 miles to the north and the A6075 which leads to the A1 at Tuxford which is approximately 6 miles to the north east. There is also good road access to Junctions 29 and 30 of the M1.

Description:

The property comprises of a modern detached self-contained office building set in a fenced and gated compound.

Internally, the property has a main lobby entrance which in turn provides stair and lift access to the first floor and the main entrance to the ground floor accommodation.

Internally, both floors provide a mix of both open plan and cellular accommodation and the building has been fitted to a high specification.

At each level there are kitchen and toilet facilities.

Externally there are 28 car parking spaces and 3 disabled spaces.

Accommodation:

Ground Floor:	215.9 sq m	(2,316 sq ft)
First Floor:	169.82 sq m	(1,828 sq ft)
Total:	385.01 sq m	(4,144 sq ft)

Terms:

The property is available to rent on a new fully repairing and insuring lease for a term to be agreed.

Rent:

Rent on application.

Rates:

Rateable Value	£35,500
Rates Payable 2018/19	£17,501.50

VAT:

Vat is applicable at the prevailing rate.

Planning:

B1 (Offices)

EPC:

D - 80

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.