

INVESTMENT OPPORTUNITY

2A Sherwood Rise, Nottingham NG7 6JN



BUY!

£795,000
FREEHOLD

MODERN OFFICE BUILDING IN CITY FRINGE LOCATION

- 655.4 sq m (7,055 sq ft)
- Air conditioned office building with car parking
- Income producing investment opportunity

Location:

The building is located approximately 1 mile north of Nottingham's city centre in a popular location fronting Sherwood Rise. The site is within walking distance of the Forest Park & Ride NET tram stop.

Description:

The premises benefit from the following facilities / specification:

- Air Conditioning
- Suspended ceilings with inset Cat II lighting
- Perimeter skirting trunking
- 8 person passenger lift
- 24 hour access

The accommodation is designed to provide open plan accommodation across two floors. The first floor has been divided into two separate suites but could be reinstated as a single floorplate if required.

The building has 19 marked parking spaces.

Accommodation:

Ground Floor:	327.4 sq m	(3,524 sq ft)
First Floor (Suite 2):	162.1 sq m	(1,745 sq ft)
First Floor (Suite 3):	165.9 sq m	(1,786 sq ft)
Plus kitchenette		

Tenancies:

The ground and first floor (Suite 2) are occupied by www.futuresadvice.co.uk, an Ofsted regulated ('Outstanding') social enterprise providing careers, skills, training and apprenticeship advice to young people.

Futures have an Experian credit score of '85' – 'low risk'.

The tenant occupies under two separate leases, both for a term of 3 years from 7 January 2016, at a rent of £47,400 per annum exclusive, plus service charge. The leases are on full repairing and insuring terms and excluded from the 1954 Act.

The first floor Suite 3 is vacant and currently being marketed by this office at a quoting rent of £17,950 per annum, subject to a D1 planning use (treatment and rehabilitation rooms).

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

Terms:

2a Sherwood Rise offers an increasingly rare opportunity to acquire substantial freehold premises in a city fringe location.

Sherwood Rise is a well-established office location, offering convenient access to the city centre by road, foot and tram. The proximity of Nottingham Trent University means the area is also popular as a student residential location.

2a Sherwood Rise offers an excellent opportunity to acquire income producing premises, with potential for residential conversion, and the potential of an additional building plot should the car park be deemed surplus to occupational requirements.

Price:

The property is immediately available at a price of:- **£795,000**

VAT:

Vat is applicable.

EPC:

The building has the following assessments:-

Whole building E - 112

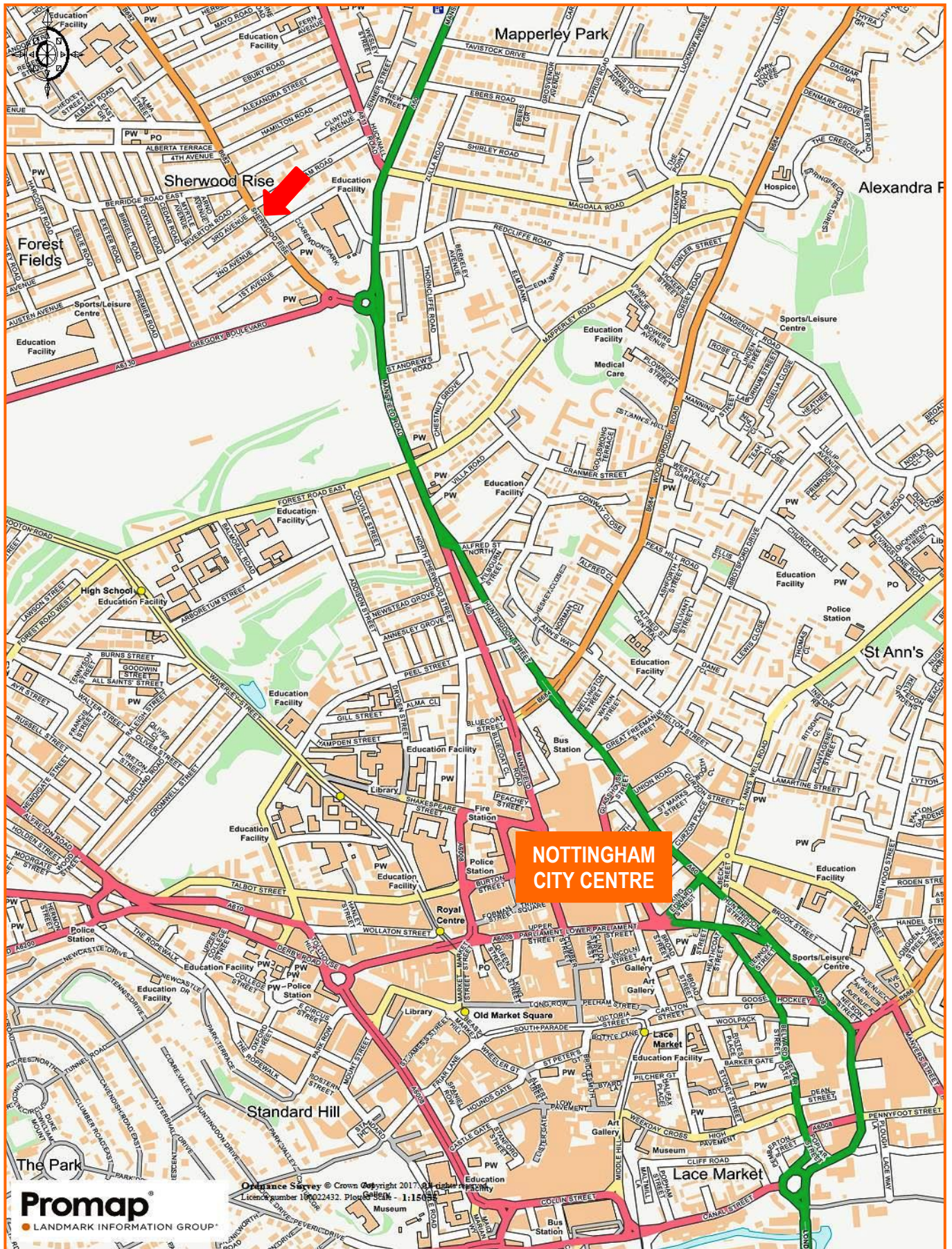
First floor D - 85



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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.