



**Coniston House, Little Oak Drive, Sherwood Park, Annesley, Nottingham,
Nottinghamshire NG15 0DJ**

Industrial Unit

- ▶ **Established Business Park adjacent to J27 of the M1 motorway**
- ▶ **75,660 sq ft (7,028 sq m)**
- ▶ **High bay storage facility**
- ▶ **Secure yard to the rear with dock and level access loading doors**

For enquiries and viewings please contact:



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Location

The property is located on Sherwood Park, a popular and well-established commercial location just off Junction 27 of the M1 motorway. Sherwood Park also provides fast convenient access to the A611 linking to the popular suburbs of Nottingham and Mansfield town centre to the north. The property is prominently positioned at the corner of Little Oak Drive and Osier Drive.

Other occupiers on the estate include Eddie Stobart, L'Oréal and Eon.

Description

The property provides flexible working space which may be adapted/tailored to suit a specific need.

At the front of the unit lies two storey accommodation providing a mix of storage and office accommodation. To the rear is a fully racked high bay warehouse with solid mezzanine to part complete with a conveyor system enabling goods from the front to be transferred to the rear. The high bay warehouse has an eaves height of 12.3m reducing to 3.7m between mezzanine floor levels.

Externally the property has two large yards, one used for parking whilst to the rear lies a secure service yard.

Accommodation

	Sq M	Sq Ft
Ground floor storage (front section)	2,191.7	23,592
First floor offices	1,166.6	12,558
First floor storage	1,021.3	10,994
Mezzanine (within high bay warehouse)	559.2	6,019
High bay warehouse	1,878.3	20,219
Lower ground floor	211.6	2,278
Total	7,028.8	75,660

Site area 2.86 acres (1.17 ha)

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand that the property benefits from B1, B2 and B8 planning use under the Town & Country Planning (Use Classes) Order 1987, as amended.

All interested parties are advised to liaise with the local authority to determine that the proposed use is compatible with the granted permission.

Tenure

The property is available leasehold with terms to be negotiated between parties, alternatively the Landlord may give consideration to disposing the long leasehold interest.

The long lease is held on a 999 year term from 25th December 1995 at a peppercorn rent.

Business Rates

The Rateable Value is £265,000

Rates Payable 2018/19: £130,645

Source: Valuation Office website.

Price/Rent

Quoting terms are available from the sole marketing agents.

Service Charge

A service charge is payable for the upkeep of the common areas of the wider estate.

VAT

VAT will be applicable.

Legal Costs

Each party to cover their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of C(51).

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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