

# NorthCap

## TO LET

1,184 TO 2,375 SQ FT (110 TO 220.64 SQ M)

Self-contained ground floor offices with dedicated parking - To Let

# Sherwood Network Centre

Unit 4 and 5 | Sherwood Network Centre | Newark | NG22 9FD

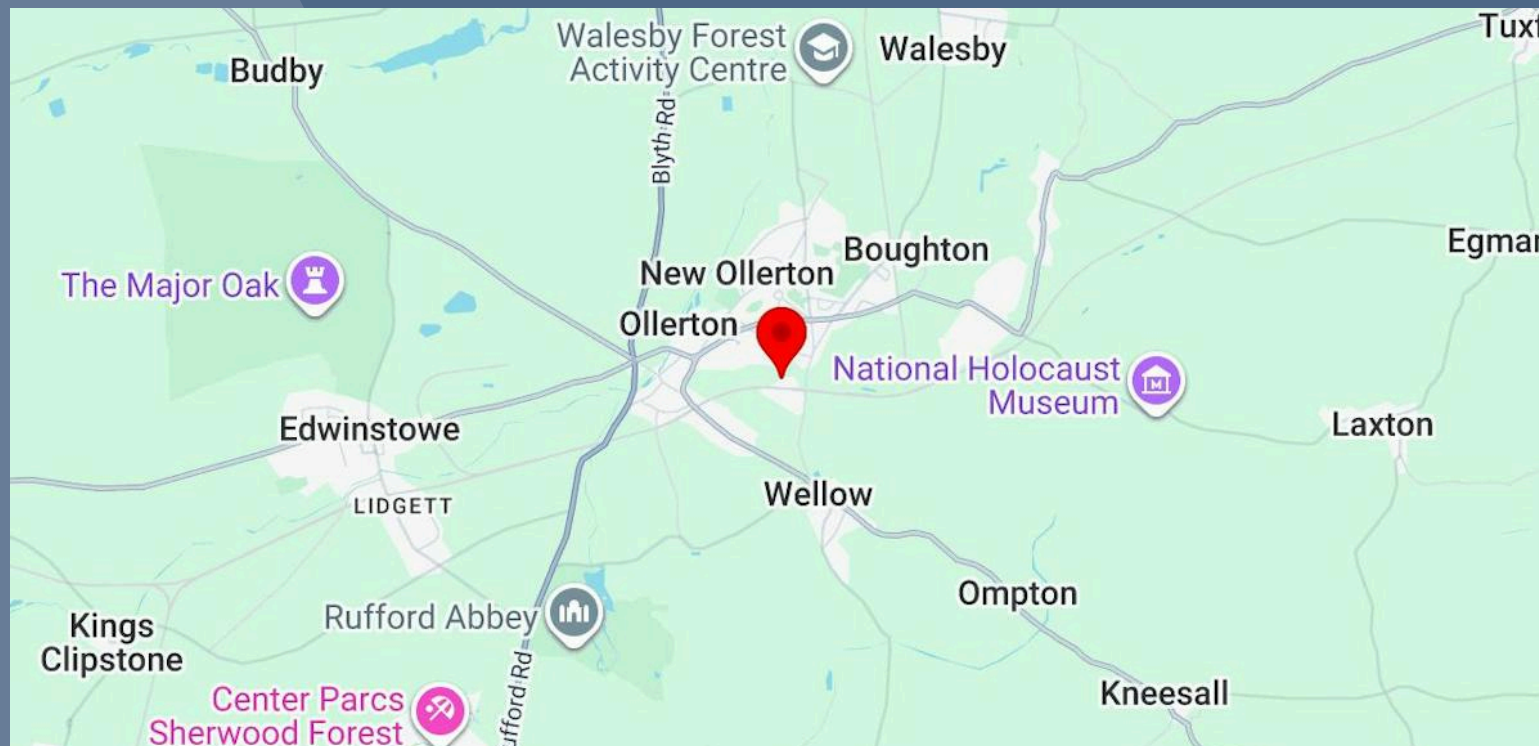
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# TO LET

Self-contained ground floor offices with dedicated parking - To Let

- ▶ Modern office units
- ▶ 1,191 sq ft (110.7 sq m) self-contained ground floor office
- ▶ Open plan layout with perimeter trunking
- ▶ Suspended ceilings with integrated lighting
- ▶ Kitchenette and WC facilities
- ▶ Dedicated parking to the front of the unit
- ▶ Established estate location with excellent A614 / A1 / M1 links
- ▶ Available immediately
- ▶ Carpeted flooring throughout



Sherwood Network Centre is situated on Sherwood Drive in Ollerton, North Nottinghamshire (NG22 9FD). The estate benefits from prominent transport links via the A614 and A616, providing direct access to the A1 approximately 12 miles to the east and the M1 motorway (Junction 27) approximately 17 miles to the west.

Newark-on-Trent lies approximately 14 miles to the east, Mansfield approximately 9 miles to the west and Nottingham city centre approximately 20 miles to the south. The estate forms part of a well-established commercial and industrial location, home to a diverse mix of local, regional and national occupiers.

## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Unit 4	1,191	110.65	Available
Ground - Unit 5	1,184	110	Available
<b>TOTAL</b>	<b>2,375</b>	<b>220.65</b>	



Units 4 and 5 comprise a self-contained ground floor offices, which can be combined or taken individually. The accommodation is arranged predominantly as open plan office space and benefits from suspended ceilings with integrated lighting, perimeter trunking, carpeted flooring, kitchenette and WC facilities.

Unit 4 has been split to provide a workshop/storage area to the rear, this can be retained or removed subject to occupier requirements. Unit 5 is open plan and can be adapted for a number of layouts.

Dedicated parking is provided immediately to the front of the unit, with further visitor parking available on the estate. The property is available immediately.



Floor Type: Solid Floor



Lighting



Power Cabling



Male And Female WCs



Car Parking



Building Reception

DESCRIPTION

**Sherwood  
Network  
Centre**

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**TERMS**

The units are available immediately on new lease terms to be agreed.

**VAT**

Applicable

**SERVICE CHARGE**

£0.50 per sq ft

**RENT**

£12 per sq ft

**CONTACT**



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**NorthCap**

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FURTHER  
INFORMATION

# Sherwood Network Centre

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# GALLERY

