

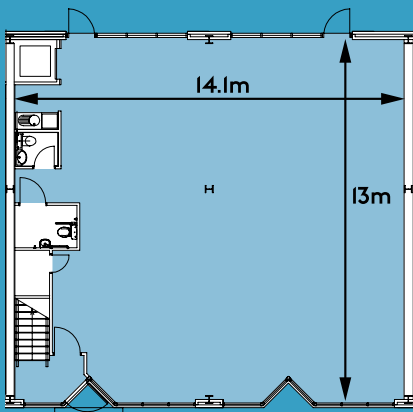
FOR SALE
TO LET

3,559 sq ft (330.7 sq m) two storey office building

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H₂O UNITS 6/7





	sq m (NIA)	sq ft (NIA)
Ground Floor	162.3	1,747
First Floor	168.4	1,812
Total	330.7	3,559

16 car parking spaces

Specification

- Fully fitted
- Gas-fired central heating and comfort cooling
- 2.85m clear floor to ceiling height
- Suspended ceilings with recessed LG3 lighting
- Fully tiled WCs (DDA compliant)
- Lift
- High quality finishes
- Fitted kitchen
- Beech faced hardwood internal doors
- Steel staircase with hardwood & stainless steel detail
- Double glazed windows



H₂O UNITS 6/7



For Sale or To Let. A modern well specified office on one of the UK's premier business parks

H2O is a development that provides self-contained offices ranging in size from 1,649 sq ft to 3,559 sq ft. They are designed to meet the demands of modern businesses with top quality finishes, and excellent accessibility.

This unique development is set amongst the ornamental lakes and tree lined avenues of Sherwood Park; one of the UK's premier business parks. It is home to a thriving business community of headquarter office buildings, leading-edge manufacturing facilities, call centres and mixed occupancy offices. It has been chosen by many well known companies such as Rolls Royce, Prolog, Pendragon, Eon, Zeppelin and L'Oréal.

A strategic location, on the north western edge of Nottingham, H2O benefits from excellent road communications and a stunning work environment.

To Let

Available on flexible, fully repairing and insuring leases, with terms designed to accommodate the needs of a growing and successful business.

For Sale

A 999 year lease from September 2005 is available. Price upon application.

DataRoom

Comprehensive information is available in a secure dataroom, access to which is by arrangement with the agents.

For further information contact the joint agents

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