

Office

# Unit 7 | Sherwood Network Centre

📍 Sherwood Energy Village, Newton Hill, Ollerton, NG22 9FD

## Unit 7 | 1,461 sq ft

### Modern business accommodation

This modern and flexible space is fitted to a very high specification, benefitting from WC facilities, double glazed windows, and dedicated car parking. The space is versatile too. If it is office space you need or perhaps a studio space for photography, physiotherapy, etc this space could be the perfect solution for you. This space is also close to major transport links and is only a 5 minute walk from the town centre.

Lease Type

New



### ✔ Unit Summary

- High Level of Office Accommodation
- Kitchen Facilities
- 24 Hour Access
- Premier Industrial Location
- Car Parking
- WC facilities

[View Virtual Tour →](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,200.00	£9.03
Rates	£5,166.00	£3.54
Maintenance Charge	£3,300.00	£2.26
Insurance	£292.20	£0.20
<b>Total Cost</b>	<b>£21,958.20</b>	<b>£15.03</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100069](http://unit.info/UIP0100069)

**+440 808 169 7554**

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## Location

The property is located within The Sherwood Energy Village close to the heart of Ollerton Town centre, situated around 10 miles north east of Mansfield.



### Road

The property lies next to Darwin Drive and accessed via Edison Rise which provides direct access to the A6075 and subsequently the A614 located 1.5 miles to the west. Junction 29 of the M1 Motorway is positioned 16 miles west of the Sherwood Centre.



### Airport

Doncaster Sheffield Airport is located approximately 23 miles to the north of the estate and is within a 40 minute drive time.



### Rail

The property lies next to Darwin Drive and accessed via Edison Rise which provides direct access to the A6075 and subsequently the A614 located 1.5 miles to the west. Junction 29 of the M1 Motorway is positioned 16 miles west of the Sherwood Centre.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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