

One Newstead Court | Sherwood Business Park | Nottingham | NG15 0DR

## Prestigious Detached Headquarters Office Building with High Level of Onsite Car Parking

**2,225m<sup>2</sup> - 4,452m<sup>2</sup>**  
(23,950ft<sup>2</sup> - 46,921ft<sup>2</sup>)

- Available as a whole or on a floor by floor basis
- 46,921ft<sup>2</sup> over two floors overlooking a central courtyard
- Rare opportunity to acquire / lease an HQ building with large floor plates
- 221 car parking spaces provided within the landscaped and secure site
- Set within the 250 acre Sherwood Business Park, North Nottingham, J27, M1
- Highly competitive terms



**FOR SALE /  
TO LET**



Location



Gallery



Video



Contact



**One Newstead Court has, since it was built in the early 2000s, been occupied by Eon who remain one of the largest occupiers within Sherwood Park. Newstead Court provides a rare opportunity for a company to lease or acquire a true headquarters style building on one of the largest and most established Business Parks within the East Midlands.**

## Location

Sherwood Park is a 250 acre masterplanned Business Park located approximately 0.5 miles east of J27 of the M1 and the home of more than 2 million square feet of business space.

There are approximately 600,000ft<sup>2</sup> of offices within Sherwood Park, with substantial occupiers including Eon, Derbyshire Constabulary, Nottinghamshire County Council, Pendragon and Countrywide Estate Agents.

Sherwood Park is approximately 11 miles to the north of Central Nottingham, 7 miles south of Nottingham, 16 miles north of East Midlands Airport and 36 miles to the south of Sheffield.

## One Newstead

Constructed around an impressive central courtyard, Newstead provides a prestigious two storey well specified office building.

The building does need bringing up to date but has been maintained in a good condition with the works required being more of a light touch refurbishment with the mechanical and electrical systems having been surveyed and sound.



Features of the specification include:-

- Feature entrance reception
- Male, female and disabled WC facilities to both floors
- Four separate personnel entrances
- Large open plan floor plates
- Floor plates configured around the central courtyard
- Raised floors with inset floor boxes
- Carpet floor finish to the open plan offices
- Male and female shower facilities
- Dedicated previous canteen
- Integrated comfort cooling and heating
- Double glazed windows

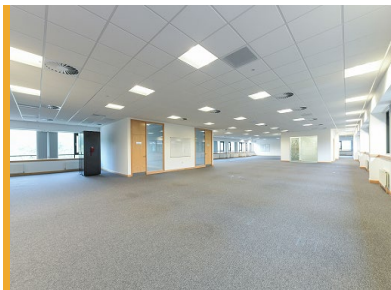


## Refurbishment Proposals

The building can be refurbished to bring it up to date to modern day standards and preferred contractors can deliver a refurbishment to provide an open plan floor plate within a three month window.

The refurbishment can be tailored to meet occupiers' requirements and full details are available upon request.





## Car Parking

There are currently 222 car parking spaces laid out within the two car parks which serve the property.

## Floor Areas

The property has the following net internal areas:

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Ground floor	2,225	23,950
First floor	2,227	23,971
<b>Total</b>	<b>4,452</b>	<b>46,921</b>

## VAT

VAT is applicable on the rent and service charge.

## Rateable Value

The building is currently held on two separate rating assessments for the ground and first floor, the Rateable Values for both floors being:

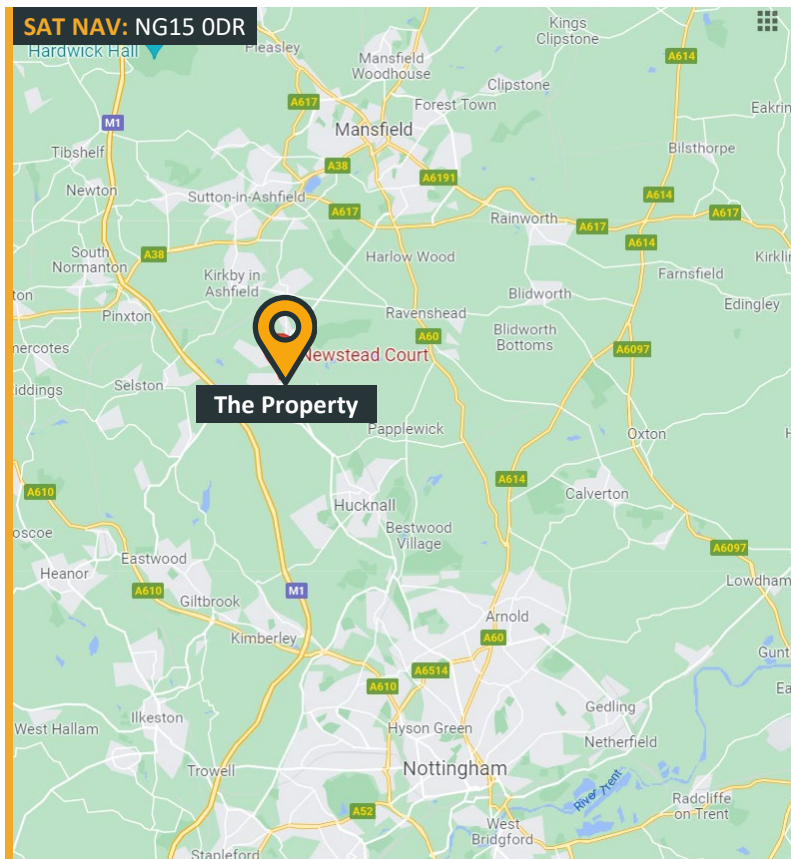
**Rating Authority:** Ashfield District Council  
**Ground Floor:** RV £221,000  
**First Floor:** RV £221,000

## EPC

The building is rated C65.







## Service Charge

There is an estate wide service charge and all buildings contribute a fair proportion towards the cost of the maintenance and upkeep of the common areas within the property. The current service charge payable information is available from the agents.

## Sale / Lease Options

The building is available on a sale or lease basis and potentially the ground and first floors can be independently occupied. Please contact either FHP or Colliers for confirmation of terms.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**John Proctor**  
 07887 787 880  
[johnp@fhp.co.uk](mailto:johnp@fhp.co.uk)

**Mark Tomlinson**  
 07917 576 254  
[mark@fhp.co.uk](mailto:mark@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**  
 10 Oxford Street  
 Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

Or contact our joint agent:-



**Douglas Bonham - Colliers**  
 07920 077 100  
[Douglas.Bonham@colliers.com](mailto:Douglas.Bonham@colliers.com)