



SHERWOOD HOUSE

CARTWRIGHT WAY
BARDON HILL
COALVILLE
LEICESTERSHIRE
LE67 1UB

Self-contained
Grade A office accommodation
13,810 sq ft (1,282.98 sq m)



FOR SALE / MAY LET

INNES ENGLAND 
MAKE A GREAT DECISION



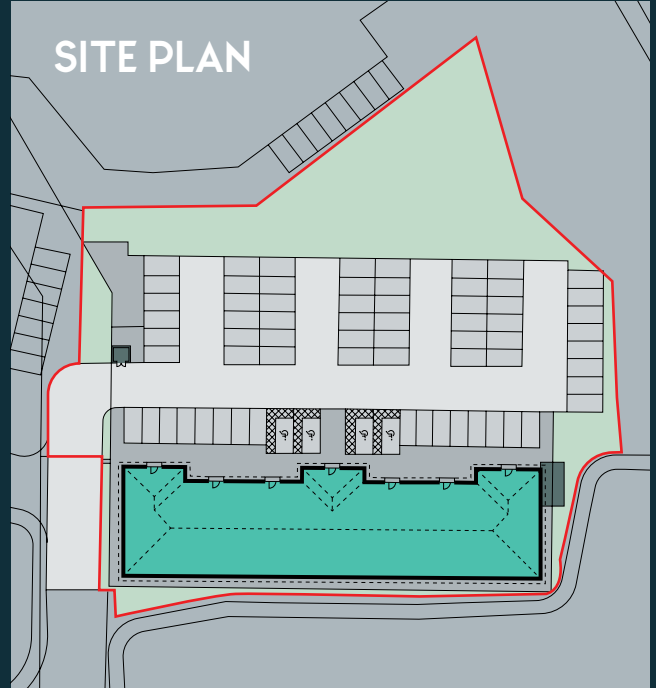
DESCRIPTION

The property comprises a modern well-specified detached headquarters office building constructed approximately 15 years ago. The building is constructed in attractive facing brickwork under a pitched tile roof with double-glazed windows throughout. The property is two-storey in design, with each floor providing a mixture of open plan and partitioned offices.

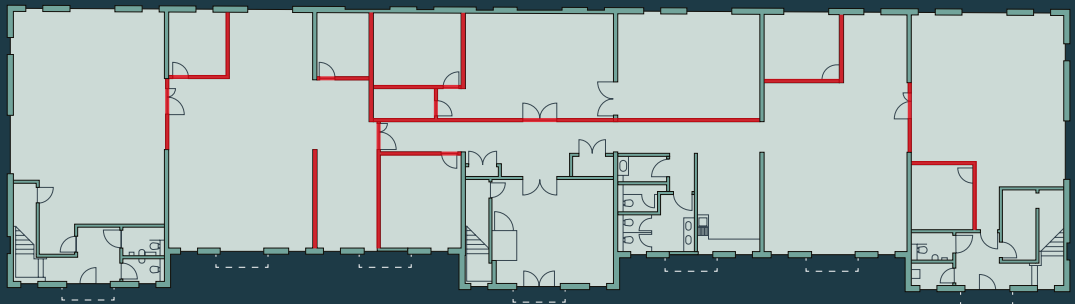
The building specification includes:

- 69 car parking spaces, ratio 1:200 sq ft
- Fully accessible raised floors
- Double-glazed windows
- Comfort cooling
- Carpeted throughout
- Kitchen / breakout areas
- WCs on each floor
- Lift to first floor.

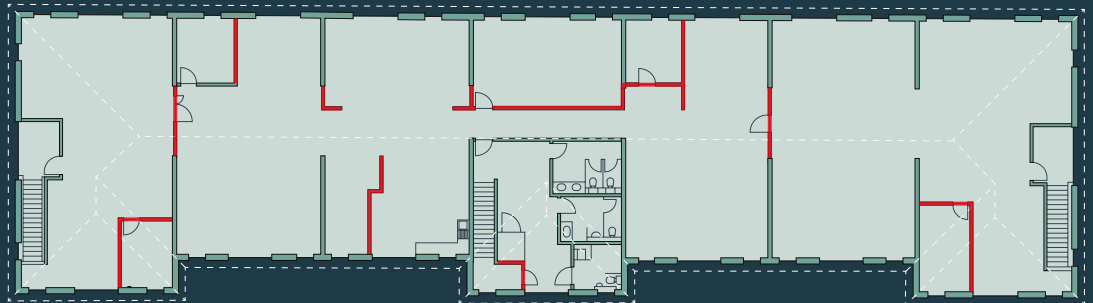
SITE PLAN



Ground
Floor Plan



First
Floor Plan



— Demountable
partition



ACCOMMODATION

Sherwood House	Sq ft	Sq m
Ground Floor	6,825	634.06
First Floor	6,985	648.92
Total	13,810	1,282.98





LOCATION

Sherwood House is situated within the popular Bardon Hill commercial area, approximately 10 miles equidistant between Leicester and Loughborough, and via the A511 dual carriageway within 2 miles of J22 of the M1 at Markfield.

The building is located off Beveridge Lane on Cartwright Way within an enclave of similar high quality office buildings that include the headquarters of David Wilson Homes.

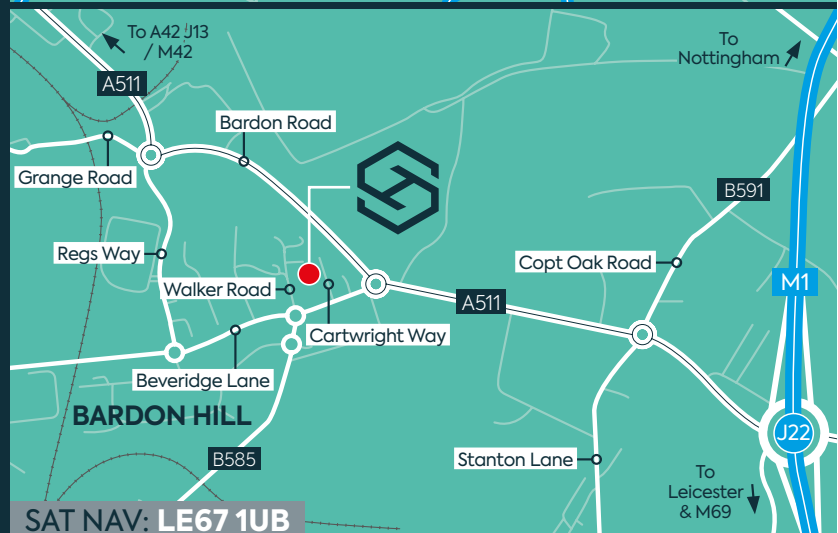
The M1 allows access to the wider motorway network generally, whilst the A511 to the west facilitates access to the A42M and M42 at Ashby, allowing access to the West Midlands. Local shopping facilities are available nearby within Coalville, whilst Fosse Park shopping centre is only 5 miles to the south at M1 / J21.

EPC

The premises have an EPC assessment of: C51.

TENURE

The freehold interest is available with vacant possession at completion. Alternatively, the grant of a lease may be considered, subject to satisfactory terms.



PRICE / RENT

£2,150,000 / rent upon application.

VAT

VAT will be applicable to the purchase price or annual rental.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWINGS / CONTACT

Viewings are by appointment with sole agents Innes England.

Peter Doleman

0116 255 5455

pdoleman@innes-england.com

INNES ENGLAND

MAKE A GREAT DECISION

Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE. Design by carve-design.co.uk 15746/10 November 25.