

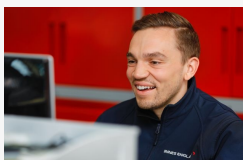


**Part First Floor, Lugano, Lake View Drive, Sherwood Park, Nottingham,
Nottinghamshire NG15 0ED**

Modern Offices

- ▶ **NIA: 5,144 sq ft (477.88 sq m)**
- ▶ **High quality accommodation located 1 mile from J27 of the M1**
- ▶ **Available from £10 per square foot**
- ▶ **25 marked car parking spaces available**

For enquiries and viewings please contact:



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Location

Lugano is one of five office premises that together form the prestigious Lakeview Campus on Sherwood Park, with other occupiers including Fidelius, NHS Supply Group, Ingleton Wood LLP and a Government Organisation. Sherwood Park is home to a thriving business community and leading edge manufacturers.

The property enjoys a peaceful situation overlooking an ornamental lake and lawns, yet is less than 1 mile from J27 of the M1 motorway and is thus readily accessible to Nottingham and the wider geographic region. On site facilities include a 4 star hotel with bar, restaurant and meeting rooms.

Description

The premises comprises of high quality office accommodation off a central service core, with the following features:

- 125mm full access raised carpeted floors
- 2.8m clear floor to ceiling height
- Suspended ceilings with inset LED lighting
- Kitchenette and extensive breakout room
- 1 large boardroom
- 3 meeting rooms
- WC's

One of the principal attractions of the suite is that it comes with an excellent car parking provision with 25 spaces. It is situated outside of the Workplace Parking Levy Zone, potentially saving an occupier considerable cost, compared to a property subject to the charge.

Accommodation

	Sq M	Sq Ft
First Floor Suite	477.9	5,144
Total	477.9	5,144

All measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All party's are to rely on their own measurements.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).
Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. The property may be suitable for alternative uses subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The property is available on a new lease with terms to be agreed between the parties.

Business Rates

From information taken from the Valuation Office Agency (VOA) website has the following assessments:

Rateable Value (2025): £59,000
Estimated Rates Payable (2025): c. £32,745 pa

These rates are due to change from April 2026.
Rateable Value (2026): £53,000
Estimated Rates Payable (2026): c. £25,440 pa

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA).

Rent

£10 per sq ft

Service Charge

There is a service charge levied in respect of the maintenance and upkeep of the structure and common parts of the Lugano building and the wider Lakeview development. Further information is available upon request.

VAT

VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of B-36.

Viewings

Viewings are by appointment with sole agents Innes England.

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