

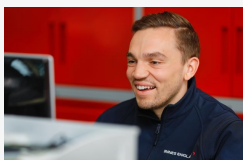


**1st Floor, Geneva I, Lake View Drive, Sherwood Park, Nottingham,
Nottinghamshire NG15 0ED**

Modern Offices

- **NIA: 3,638 sq ft (338 sqm)**
- **Modern offices with breakout area**
- **18 car parking spaces in total**
- **Established business park location within 1 mile of J27 of the M1**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

The Lakeview Campus is set amongst the ornamental lakes and tree lined avenues of Sherwood Park, one of the UK's premier business parks within 1 mile of J27 of the M1 motorway. 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 Prolog and L'Oreal.

Geneva I is situated centrally within the Lakeview Campus. It is a modern stand alone, self contained office building finished to high specification with generous amounts of car parking.

Description

The premises comprises of 1st floor modern office accommodation off a central service core, with the following features:

- 125mm full access raised floors
- 2.8m clear floor to ceiling height
- Suspended ceilings with LED lighting (to be installed prior to occupation)
- Full kitchenette and break out area
- Separate board room and meeting room
- Male & Female WC's

One of the principal attractions of the property is that it comes with an excellent car parking provision of 18 spaces, being 1 space for every 201 sq ft. 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	338	3,638
Total	338	3,638

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.

(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 an effective full repairing insuring basis for a period of years, terms to be agreed between the parties.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand that the whole unit has the following assessment:

Rateable value: £37,750

Indicative Rates Payable 2026: £16,308 pa

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

£10 psf (£36,380 pa)

Service Charge

A building service charge is operated for this block and recharged to the occupational tenants and a separate wider estate charge is incurred but then also recharged back to the occupational tenants. The current costings are available from the agent.

VAT

VAT is applicable

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

EPC

The premises have an EPC assessment of B

Viewings

Viewings are by appointment with sole agents Innes England

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