



# TO LET

BRAND NEW INDUSTRIAL / BUSINESS UNITS

**185 - 697 sq m (2,000 - 7,500 sq ft)**

Adjacent units can be combined up to 1,208 sq m (13,000 sq ft)

## AVAILABLE Q2 2018

- Development in three blocks around a central parking and loading area
- Secure fenced and gated site
- Professionally managed estate



LATIMER WAY · OLLERTON · NOTTS · NG22 9QW

## LOCATION

Located on the Sherwood Energy Village in Ollerton. Access is from Latimer Way with the scheme being next to the existing Eco Court development which is fully occupied.

Sherwood Energy Village comprises a 91 acre former colliery site, which has been redeveloped with a number of speculatively and purpose built developments. This project was part funded via Local Growth Funding, through the D2N2 Local Enterprise Partnership (LEP).

The development provides convenient access to the A614 which leads north to the A1 and south to Nottingham city centre.

Nearby occupiers include the British Red Cross, Centre Parcs HQ, JDA Architects and Tesco.

## DESCRIPTION

A new development of industrial/business units by CRT Property Investments Ltd.

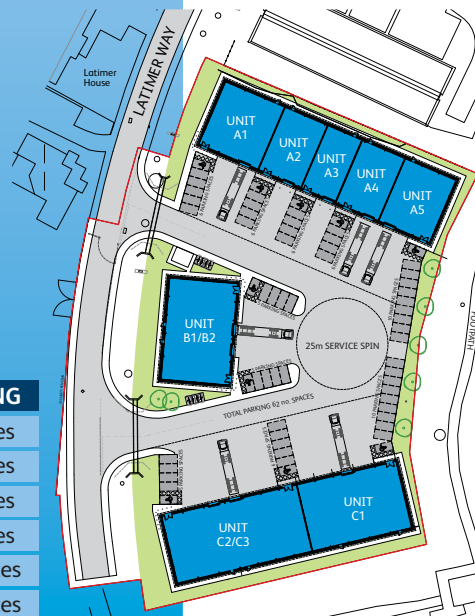
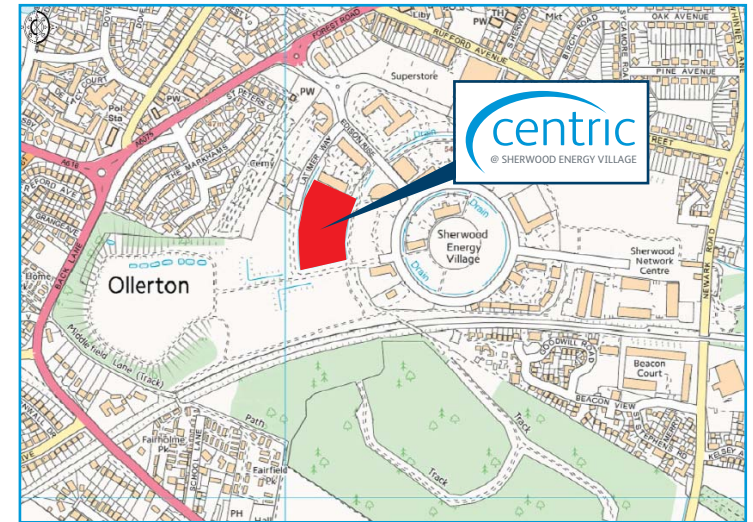
- Minimum eaves height 6m
- Allocated parking
- Within a secure gated site
- Provision in each unit for WCs
- Professionally managed estate
- 3 phase electricity supply
- Level access loading
- BREEM "very good" energy efficiency

## ACCOMMODATION

Preliminary schedule of units (subject to changes):

UNIT	SIZE SQ M	SIZE SQ FT	PARKING
Unit A1	325 sq m	3,500 sq ft	6 spaces
Unit A2	233 sq m	2,500 sq ft	6 spaces
Unit A3	186 sq m	2,000 sq ft	6 spaces
Unit A4	233 sq m	2,500 sq ft	6 spaces
Unit A5	279 sq m	3,000 sq ft	10 spaces
Unit B1/B2	512 sq m	5,500 sq ft	10 spaces
Unit C1	511 sq m	5,500 sq ft	10 spaces
Unit C2/C3*	697 sq m	7,500 sq ft	11 spaces

\*Unit C2/C3 can be split to provide 372 sq m (4,000 sq ft) and 325 sq m (3,500 sq ft) respectively.



## SERVICES

All mains services to be available.

## BUSINESS RATES

Units will be subject to assessments on completion. Qualifying small businesses will be eligible for small business rates relief (dependent on rateable values given).

## TENURE

Units are available to let on new leases for terms to be agreed. Pre-lets can be agreed during construction.

## VAT

VAT may be charged on the rents.

## LEGAL COSTS

Each party to pay their own.

## EPC RATING

Units will be assessed on completion.

## VIEWING & FURTHER INFORMATION

For further information, please contact either of the joint letting agents:



**Paul D White**  
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