

COMO

INVESTMENT FOR SALE

LAKEVIEW, SHERWOOD PARK, NOTTINGHAM, NG15 0ED



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PROMINENT
2 STOREY
GRADE A
OFFICE
BUILDING



2,869.2
SQ.M
30,884
SQ.FT

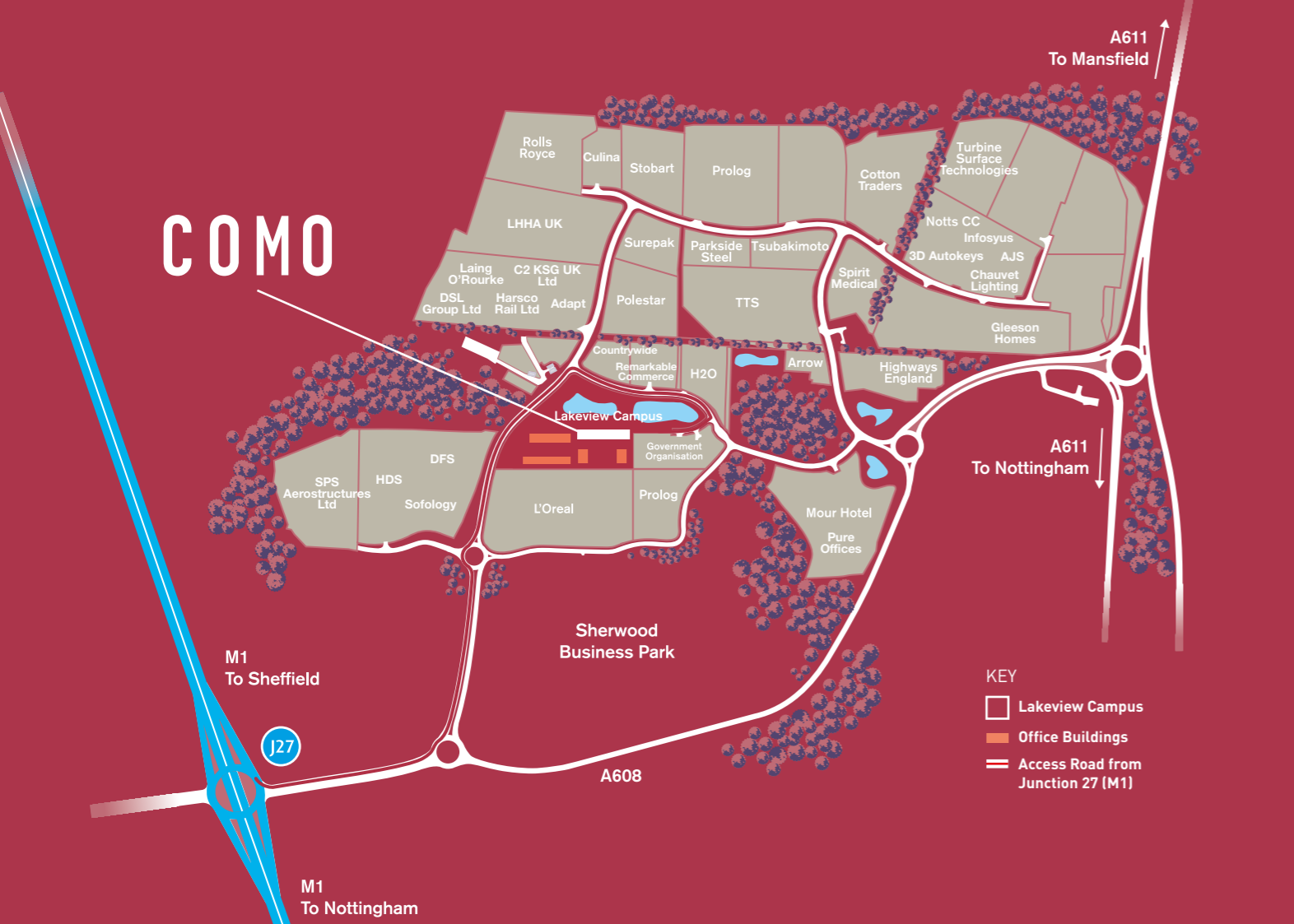


50%
LET

LOCATION

Como is situated within the prestigious Lakeview Campus, set amongst the ornamental lakes and tree lined avenues of Sherwood Park; one of the UK's premier business parks. 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 Rolls Royce, National Highways, Countrywide, L'Oréal and Pendragon.

On-site facilities include the award winning Mour Hotel. This 4-star boutique hotel has 92 en-suite bedrooms with a range of excellent facilities including a bar, restaurant and meeting rooms for entertaining guests or simply meeting up with friends after work.



ACCOMMODATION

Como is the largest and most prominent of five office buildings which make up a self-contained campus at Lakeview Current occupiers include; Babcock, Nottinghamshire Police, DMT Engineering and Siemens

This stand alone, self contained office building benefits from dual frontage to a courtyard and scenic views across the lake plus dedicated car parking facilities. It's location also presents occupiers with an excellent opportunity for well branded headquarters offices.

The Grade A specification office building is of a modern contemporary design with large efficient floor plates providing occupiers with a range of flexible space solutions to suit individual needs.

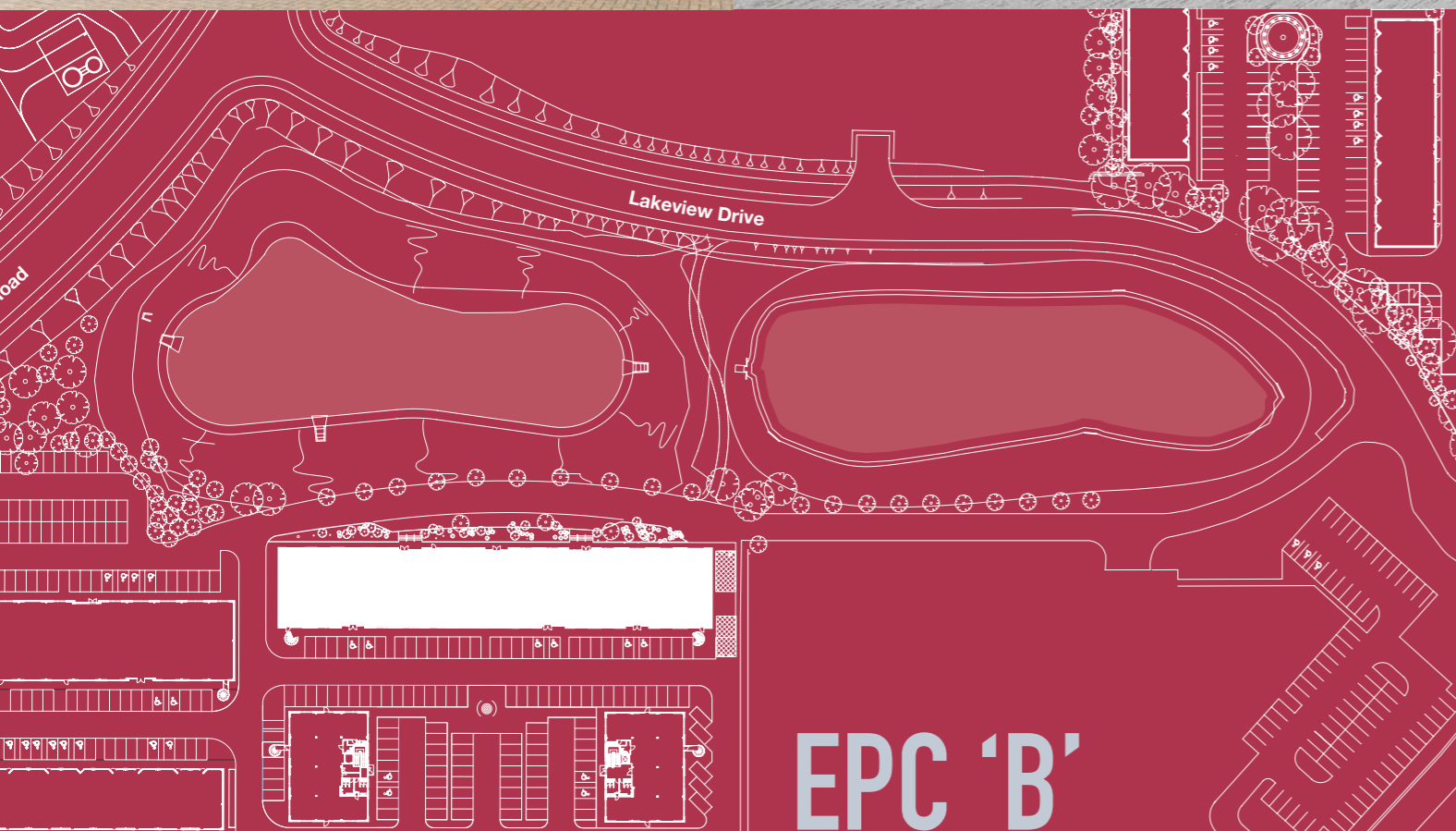


SPECIFICATION

- Efficient open plan floors
- Air conditioning to a 1 person to 8 sq m density
- 150mm full access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with LG3 lighting
- 2 x 8 person passenger lift
- High quality finishes
- Double glazed windows
- Fully tiled WC's
- Excellent parking ratio (1: 166 sq ft)

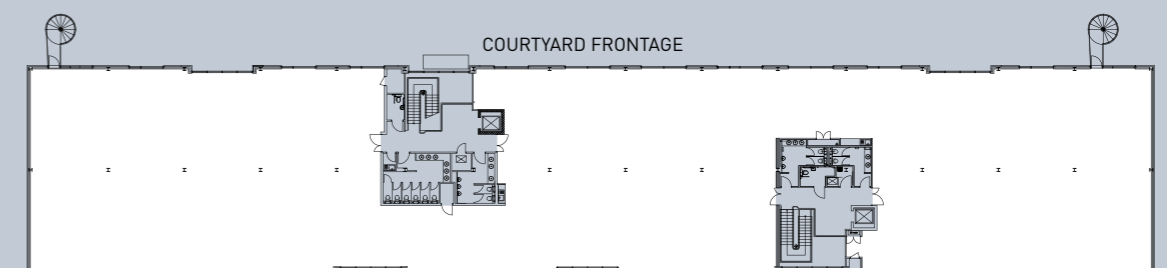
	sq m (NIA)	sq ft (NIA)
Ground Floor	1,428.0	15,371
First Floor	1,441.2	15,513
Total	2,869.2	30,884

150 dedicated car parking spaces

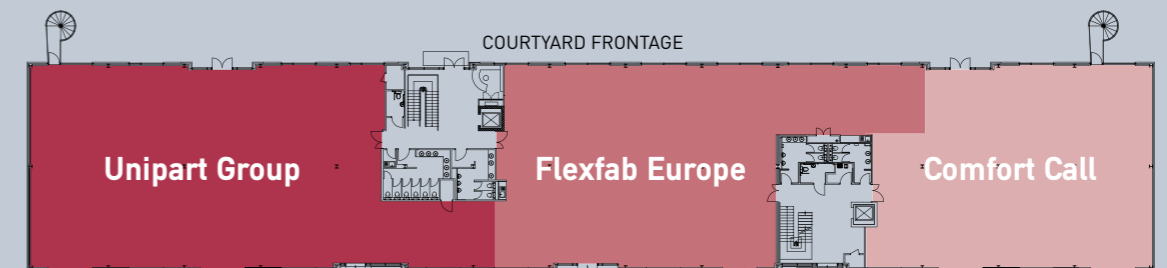


EPC 'B'

Lakeview has been credited for its "outstanding success and achievement" for Environmental Sustainability.



First Floor



Ground Floor

TENURE

A 999 year long lease from September 2005 at a peppercorn rental.



A MODERN WELL SPECIFIED OFFICE INVESTMENT WITH ASSET MANAGEMENT OPPORTUNITIES

TENANCY

Unit 1 is leased to Unipart Group Limited on a 5 year lease from 31st October 2021 at a rent of £61,450 per annum. The lease is guaranteed by Unipart Logistics Limited.

Unit 2 is leased to Flexfab Europe Limited on a 5 year lease from the 1st September 2023 at a rent of £41,720 pa with a tenant break clause on 31st August 2026.

Unit 3 is leased to Comfort Call Limited on a 6 year lease from 7th November 2023 at a rent of £32,832 pa with a break clause on 7th November 2026.

All leases are held on effective FRI terms with a current total rent roll of £136,002 per annum.

COVENANT INFORMATION

Unipart Group is an international corporate operating in Manufacturing, Logistics and Consultancy sectors. Unipart Logistics has a D&B rating of 4A2

Flexfab is a global manufacturer of silicone hoses, tubing and ducting with a D&B rating of 2A1

Comfort Call is a provider of home care services across England with a D&B rating of 4A1

PRICE
£1.9
MILLION



VAT

The property is elected for VAT. The sale should qualify for TOGC treatment for VAT and SDLT purposes but no warranty is given to that effect and buyers should take independent legal or accountancy advice.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

COMO

Further information is available from a secure data vault, access to which is available upon request from the agent.

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