

TO LET

**FIRST FLOOR
STIRLING HOUSE
SHERWOOD BUSINESS PARK
NOTTINGHAM**



MODERN OFFICES

NIA: 11,806 SQ FT (1,102.4 SQ M)

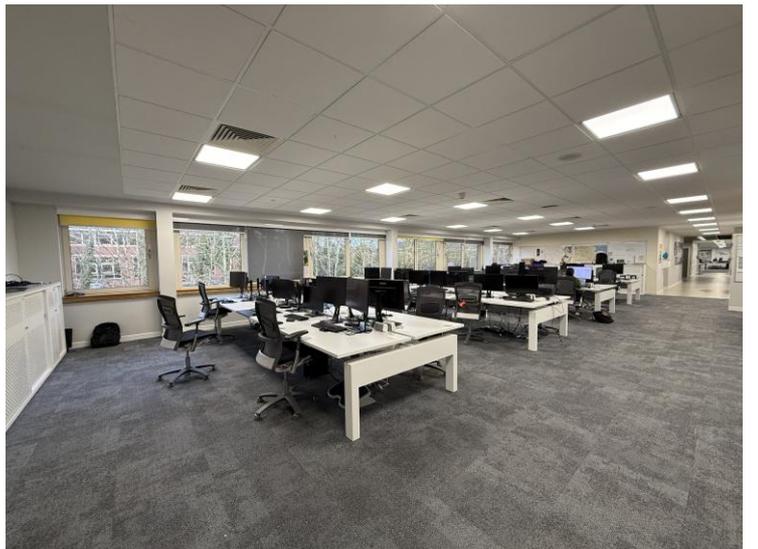
**MODERN GRADE A OFFICES ON POPULAR BUSINESS PARK
AVAILABLE FOR OCCUPATION Q3 2026
DESIGNATED PARKING FOR CIRCA 65 VEHICLES
LOCATED ONLY 1 MILE FROM J27 OF THE M1
LIFT ACCESS AND DEDICATED WC FACILITIES**

SAT NAV: NG15 0DS

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk



LOCATION

Sherwood Business Park is a 250 acre business park located approximately 1 mile east of J27 of the M1 motorway and houses over 2,000,000 million sq ft of commercial buildings.

Sherwood Park's location adjacent to the M1 motorway provides convenient links to the north and south of the country, with the business park being approximately 11 miles north of Nottingham, 7 miles south of Mansfield and 15 miles north of East Midlands Airport.

Noticeable office occupiers on Sherwood Business Park include National Highways, Lithia UK, Countrywide Estate Agents, Kuehne + Nagel and Pure Offices.

DESCRIPTION

The property comprises Grade A first floor offices within a two-storey office building, benefiting from a shared reception.

The accommodation provides a combination of open plan offices with smaller meeting rooms / private offices and conference facilities.

The property benefits from a modern specification throughout including:

- Raised access floors
- Carpet and vinyl flooring finishes
- Suspended ceilings with inset LED lighting
- Comfort cooling heated offices
- Single passenger lift
- Male, female and disabled WC facilities

Externally, the first floor occupier will benefit from circa 65 designated car parking spaces.

ACCOMMODATION

Description	sq ft	sq m
First Floor	11,806	1,102.4
TOTAL	11,806	1,102.4

Measurements are quoted on a Net Internal Area basis in accordance with the IPMS. All parties are advised to carry out their own measurements.

TERMS OF DISPOSAL

The premises are available on a new Lease for a term of years to be agreed.

QUOTING RENT

£130,500 per annum exclusive

PLANNING

The property has an existing planning permission for use as offices within Class E of the Town & County Planning, Use Classes Order.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of the Local Authority.

BUSINESS RATES

From investigations made of the Valuation Office Agency website, it has been established that the property currently forms part of a larger assessment and would therefore need to be reassessed upon occupation.

A guide Rateable Value is available from the Agent upon request.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building and site.

Further information is available from the agents upon request.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C (56).

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

Contact: Roger Davis
Email: roger.davis@geohallam.co.uk
Direct Tel: 01159 580 301

March 2026

Geo

Hallam &
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Chartered Surveyors
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Fax : 0115 950 3108

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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 correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.