



PODS

EVO BUSINESS PARK
LITTLE OAK DRIVE
SHERWOOD PARK
NOTTINGHAM
NG15 0EB

GRADE A
OFFICE
+
WAREHOUSE
SPACE

HQ STYLE HYBRID UNITS
6,628 - 26,512 sq ft

LOCATED J27 • M1



**FOR SALE/
TO LET**
IMMEDIATELY
AVAILABLE

m|seven
REAL ESTATE



evopark.co.uk



OFFICE + WAREHOUSE



The Evo Pods Buildings

The Evo Pods provide a combination of modern warehouse, production space and fully fitted office accommodation.

Each floor is available individually or combined.

The Evo Pods offer unique, cost effective, flexible space within contemporary detached buildings.

Flexibility

The opportunity offers an occupier a unique opportunity to work with the landlord to create a truly bespoke specification in terms of its configuration and finishes. The ground floor is shell finished and is versatile. The first floor is finished to a high standard and provides office accommodation.

Please contact the joint marketing agents to discuss your requirements.



OFFICE
+
WAREHOUSE



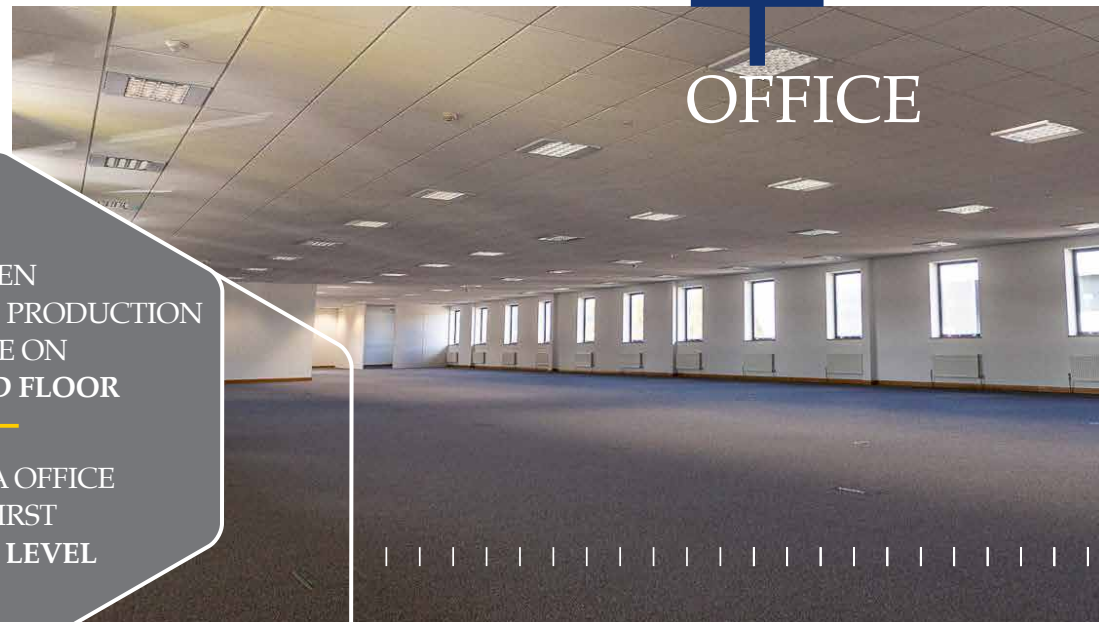
Specification

Evo Park is a high quality business park that blends architecturally impressive buildings with a modern and secure business environment. Each building offers open plan flexible space that can be tailored to meet occupiers requirements with specification as follows:

- Excellent office parking ratio of 1:160 sq ft
- Loading access to ground level
- Kitchen/ breakout area
- BREEAM 'excellent'
- Raised access floors
- Air conditioning
- Suspended ceilings
- Recessed lighting
- Lift access



WAREHOUSE



OFFICE

OPEN
WAREHOUSE / PRODUCTION
SPACE ON
GROUND FLOOR



GRADE A OFFICE
AT FIRST
FLOOR LEVEL



OCCUPIERS ALREADY ENJOYING THIS OUTSTANDING PLACE TO DO BUSINESS INCLUDE:

- Babcock Group
- Johnson / Diversey
- L'Oreal
- Nottinghamshire County Council
- Pendragon
- ProLog
- E.ON
- Rolls Royce
- Zeppelin Systems



Location

Evo Park is located in the heart of Sherwood Business Park. Sherwood Park employs almost 6,500 people and accommodates an excellent mix of over 2 million sq ft of office buildings and industrial / warehouse accommodation.

Sherwood Park is located at junction 27 of the M1 just 13 miles from East Midlands Airport. The airport offers regular flights to over 50 European destinations and is currently the second largest cargo airport in the UK by carrying capacity.

The Park's location enables occupiers to access a large skilled labour force in the local area. Around 1 million people live within a 12 mile radius of the Park and commuting conurbations include Mansfield (6 miles), Nottingham (11 miles) and Derby (20 miles).

SAT NAV: NG15 0EB





OFFICE + WAREHOUSE

M1 SOUTH

M1 NORTH

MANSFIELD ROAD

TO M1 JUNCTION 27

MOUR HOTEL

Lake View Drive

KUENE + NAGEL

COUNTRYSIDE SURVEYORS

Willow Drive

A608

Osier Drive

METOOL PRODUCTS

HIGHWAYS ENGLAND

DELL

Little Oak Drive

MANSFIELD ROAD

PENDRAGON

Little Oak Drive

A608

NOTT'S COUNTY COUNCIL

EVO PODS

PENDRAGON

TURBINE SURFACE TECHNOLOGIES

E.ON

Little Oak Drive

E.ON

TO NOTTINGHAM

DERBY ROAD

A611

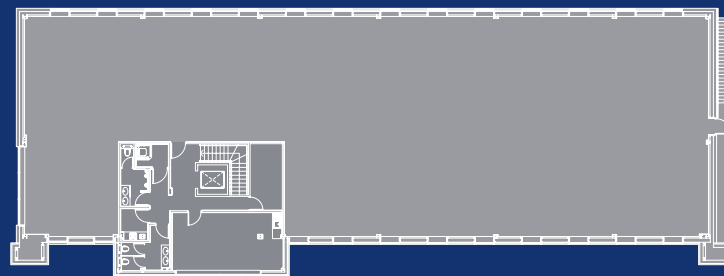
TO MANSFIELD

Accommodation + Rents

All buildings have been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The buildings have been measured on a net internal basis:

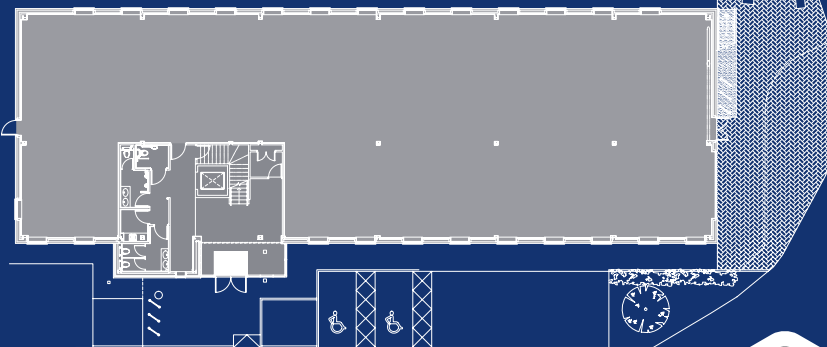
Pod 1	Sq m	Sq ft	Rent (pa ex)
Ground Floor	616	6,628	£53,000
First Floor	616	6,628	£66,000
Pod 2			
Ground Floor	616	6,628	£53,000
First Floor	616	6,628	£66,000
Pod 3			
Ground Floor	616	6,628	£53,000
First Floor	616	6,628	£66,000
Pod 4			
Ground Floor	616	6,628	£53,000

All rents quotes above are exclusive of VAT, business rates, service charge, buildings insurance and utilities.



FIRST FLOOR

[TYPICAL FLOOR PLANS]



GROUND FLOOR



OFFICE
+
WAREHOUSE



Business Rates

The buildings have a Rateable Value of £95,000.
The ground floor of Pod 4 has a Rateable Value of £29,500.

Service Charge

Service charge ranges from 52p to £1.55 per sq ft - please contact the joint marketing agents for further information.

EPC

POD 1: EPC Rating C-74, issued 5th July 2011

POD 2: EPC Rating E-103, issued 6th July 2011

POD 3: EPC Rating C-75, issued 15th March 2012

POD 4: EPC Rating C-70, issued 5th July 2011

Guide Price

Parties interested in purchasing a Pod should note the guide price is based upon £100 per sq ft.

VAT

VAT will be levied on all rents, prices and service charges at the prevailing rate.



OFFICE + WAREHOUSE

Contact

For further information please contact the joint agents.



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Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. NG Chartered Surveyors and Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. NG & FHP/02/20. E&OE. carve-design.co.uk 14657