

# Building One, Clarendon Park, Clumber Avenue, Nottingham, NG5 1AH

HEADQUARTERS OFFICE BUILDING

For Sale



## KEY HIGHLIGHTS

- **Modern detached office building** arranged over three floors
- Located **1.5 miles north of Nottingham City Centre**
- Total **NIA 25,656 sq ft** (29,751 sq ft GIA)
- Freehold
- Large **car park with 92 parking spaces**
- Offers in the region of **£3,500,000**



## LOCATION

Nottingham is the principal city in the East Midlands and benefits from an £11 billion economy. The city is located approximately 128 miles north of London, 45 miles north-east of Birmingham, and 28 miles north of Leicester.

Nottingham Train Station provides regular services to London St Pancras (1 hour 40 minutes), Birmingham (1 hour 14 minutes), and Leicester (27 minutes).

East Midlands Airport is situated 11 miles south-west of the city, providing direct flights to destinations throughout the UK and Europe.

## SITUATION

The property is situated approximately 1.5 miles (2.4 km) north of Nottingham City Centre and is well served by public transport links being within walking distance from Forest Park and Ride tram facility as well as a number of local bus routes. Junction 26 of the M1 motorway is approximately 4 miles (6.4 km) away.

More specifically, the property occupies a prominent position fronting the Sherwood Rise / Mansfield Road and Gregory Boulevard, A60 intersection / roundabout.

The immediate vicinity is categorised by a mixture of office, educational and residential properties, with the Forest Sports Recreation Centre directly opposite.

Nearby occupiers include Bluecoat Trent Academy, Djanogly City Academy, Geodyne, Safe Roots Housing, and Trent Education Centre, to name but a few.

The property is well served by local amenities, available on Mansfield Road (A60), which provides a comprehensive range of both national and independent retailers, cafes and restaurants.

## DESCRIPTION

The property comprises a modern detached office building arranged over three storeys, being of a framed construction with insulated blockwork infill walls and decorative brick facing, under a hipped slate tile covered roof. The property benefits from excellent natural light, incorporating UPVC double glazed window units to all elevations and a feature canopied entrance.

Externally, the site is accessed via an electrically operated gated entrance with car parking to the west, south and eastern elevations, providing 92 car spaces in addition to which there is attractive perimeter soft landscaping, which may enable an increase in the car parking provision.

The property has pedestrian access directly off Gregory Boulevard.

Internally, the floor plates are well configured, with a maximum 240 desk space capacity and providing well specified office space, which includes the following:

- Plastered and painted walls
- Carpeted fully accessed raised floors
- Ceiling recessed Daikin HVAC air handling system (eight years old)
- Suspended acoustic tile ceilings with ceiling recessed LED lighting panels
- Dado trunking
- UPVC Double glazing
- Adequately provisioned staff welfare facilities within the service core
- Fitness centre
- Passenger lift
- Hot water gas central heating
- Bike store and lockers
- EV charging point



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## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th edition) and for guidance purposes only.

25,656 sq ft (NIA) / 29,751 sq ft (GIA)

## BUSINESS RATES

Rateable Value (2023) £224,000

Rateable Value (2026) £230,000



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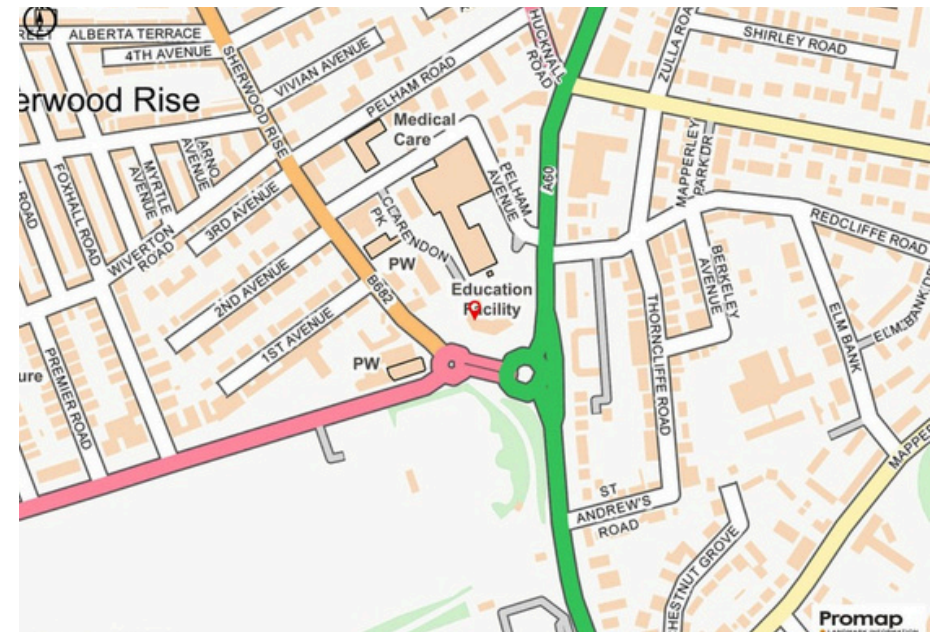
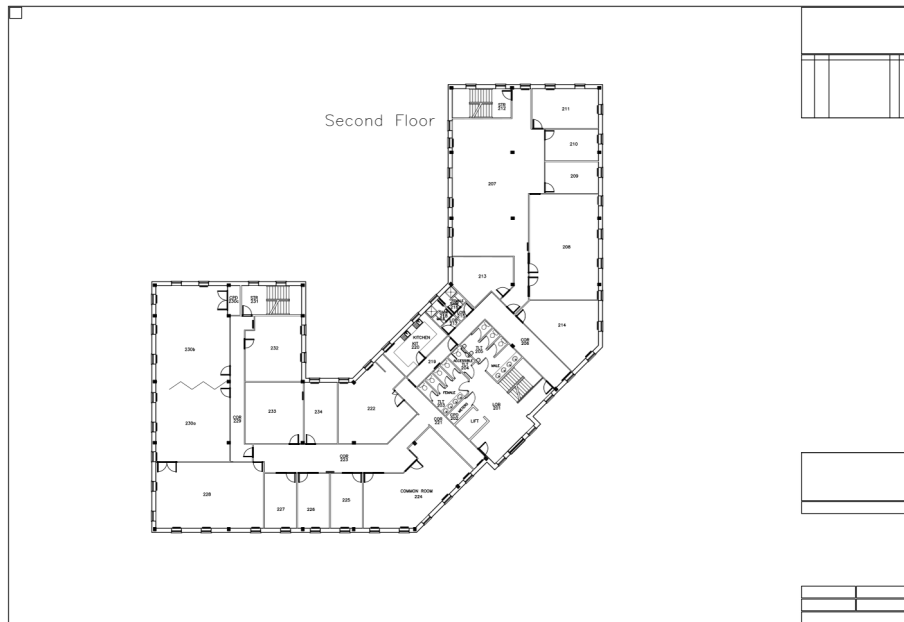
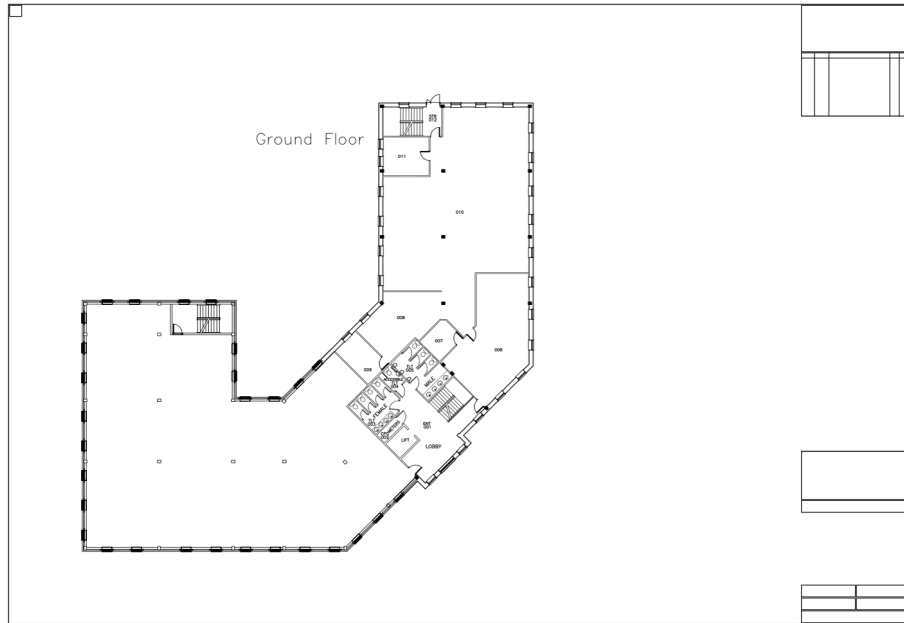
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## EPC

B 37

## TENURE

Freehold (Title Number NT295262 and NT522184).

## GUIDE PRICE

Offers in the region of £3,500,000.

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address, and funding prior to an offer being accepted and solicitors being instructed.

## VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment only with the Sole Agent, Savills.

## CONTACT

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