



**FOR SALE: OFFICE BUILDING / REDEVELOPMENT OPPORTUNITY FORMING PART OF THE NCHA PORTFOLIO**

12-14 Pelham Road, Sherwood Rise, Nottingham, NG5 1AP

5,910ft<sup>2</sup> (0.218 acre site)

**KEY FEATURES**

- Freehold with Vacant possession
- Flexible floor plates
- 5,889 ft<sup>2</sup> set within a 0.218 acre site
- Fitted solar panels
- Stand alone, self contained office building
- Potential to extend existing building\*STP
- 14 parking spaces
- Capable of being repurposed for residential use\*STP
- Redevelopment opportunity close to the centre of Nottingham

For further information or  
to arrange a viewing please  
contact BOX Property

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

**Ben Tebbutt**  
ben@boxprop.co.uk  
07930 406 608

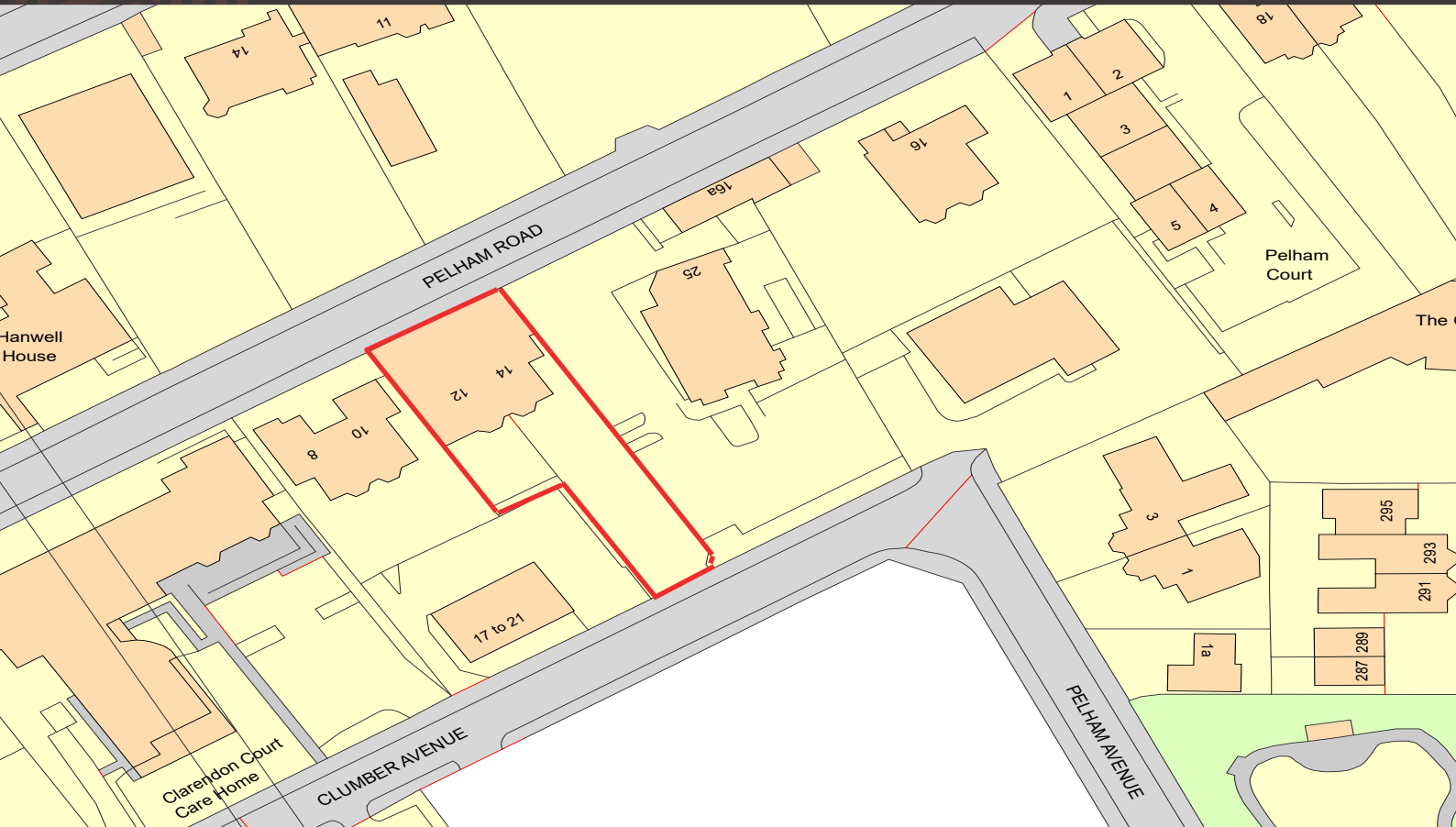
**boxprop.co.uk**  
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### PRICE

Offers over **£675,000**

### PLANNING

The following information is provided for guidance purposes only. The property falls under use:

**Class E** – (Commercial, Business and Service)

Recent changes to the regulations, under Permitted Development Rights (PDR) allow office buildings to convert to residential without the need to apply for planning permission, as long as all works are internal. Interested parties, are advised to contact the planning department of Nottingham City Council (0115 915 5555) to discuss their proposed use and intended business activities. The property lies within the Sherwood Rise Conservation Area.

### LEGAL

Costs each party to bear their own legal and professional fees incurred in this transaction.

### BUSINESS RATES

From enquiries undertaken from the Valuation Office Agency website we understand the following: Rating Authority Nottingham City Council Rateable Value **£38,000**

This information is given for guidance purposes only and interested parties are advised to make their own enquiries of the Nottingham City Council (Business Rates Department).

### VIEWINGS

Viewings are by way of appointment only with Box Property Consultants

### EPC

The property has an EPC rating of D – which is valid until September 2024. A copy of the EPC is available upon request.

### ANTI-MONEY LAUNDERING

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

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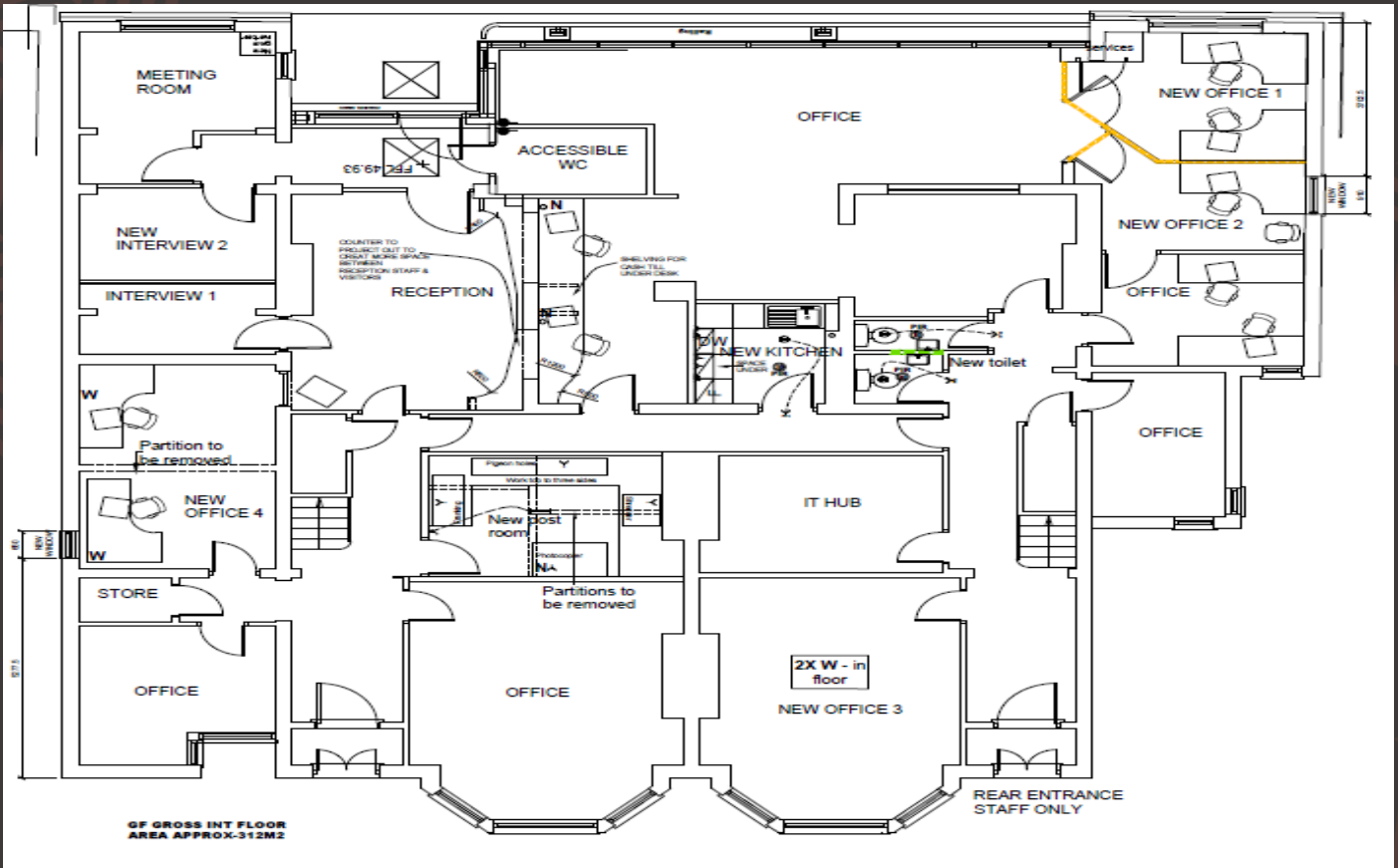
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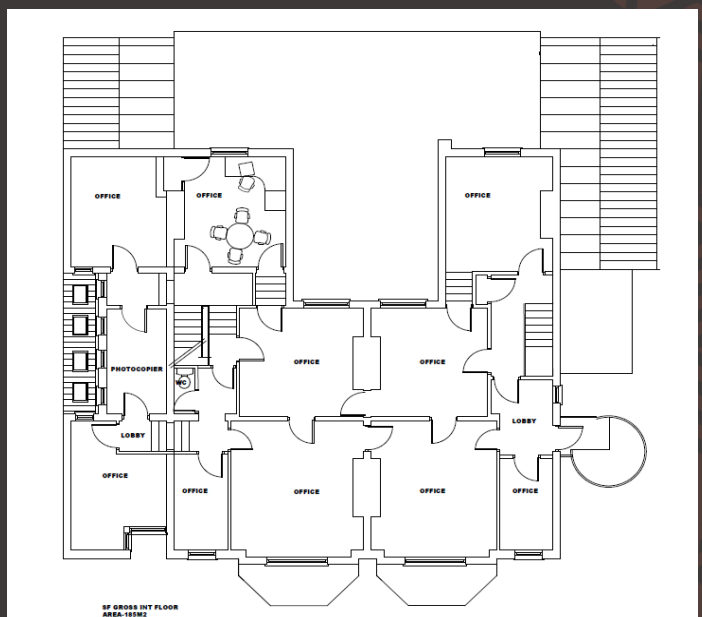
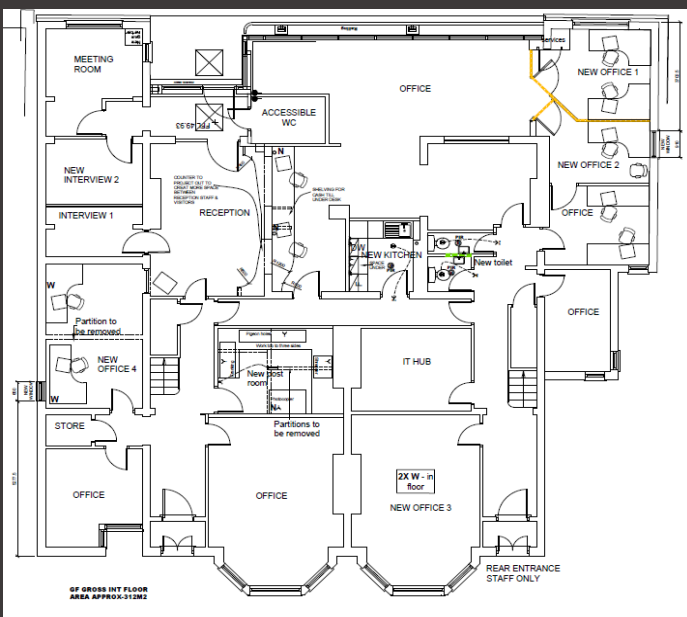




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#### IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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