



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

Pelham Road, Sherwood Rise, Nottingham, NG5

21,322ft² (0.983 acre site)

KEY FEATURES

- Freehold with vacant possession
- 21,322ft² set within a 0.983 acre site
- Stand alone, self contained office buildings
- 90 parking spaces (2 electric charging spaces)
- Redevelopment opportunity close to the centre of Nottingham
- Fitted floor plates
- Fitted solar panels
- Possibility to extend*STP
- Capable of being repurposed for residential use*STP

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

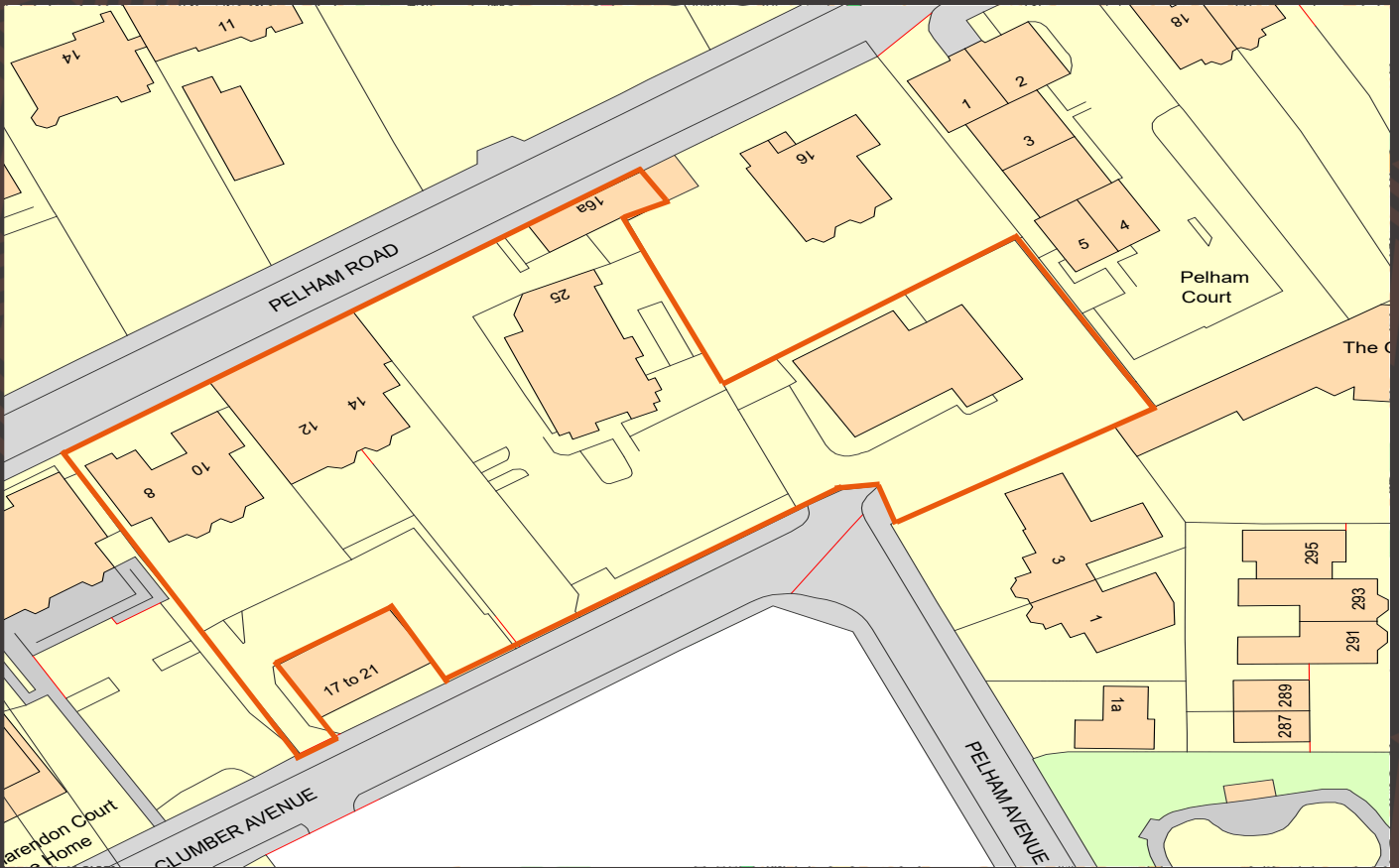
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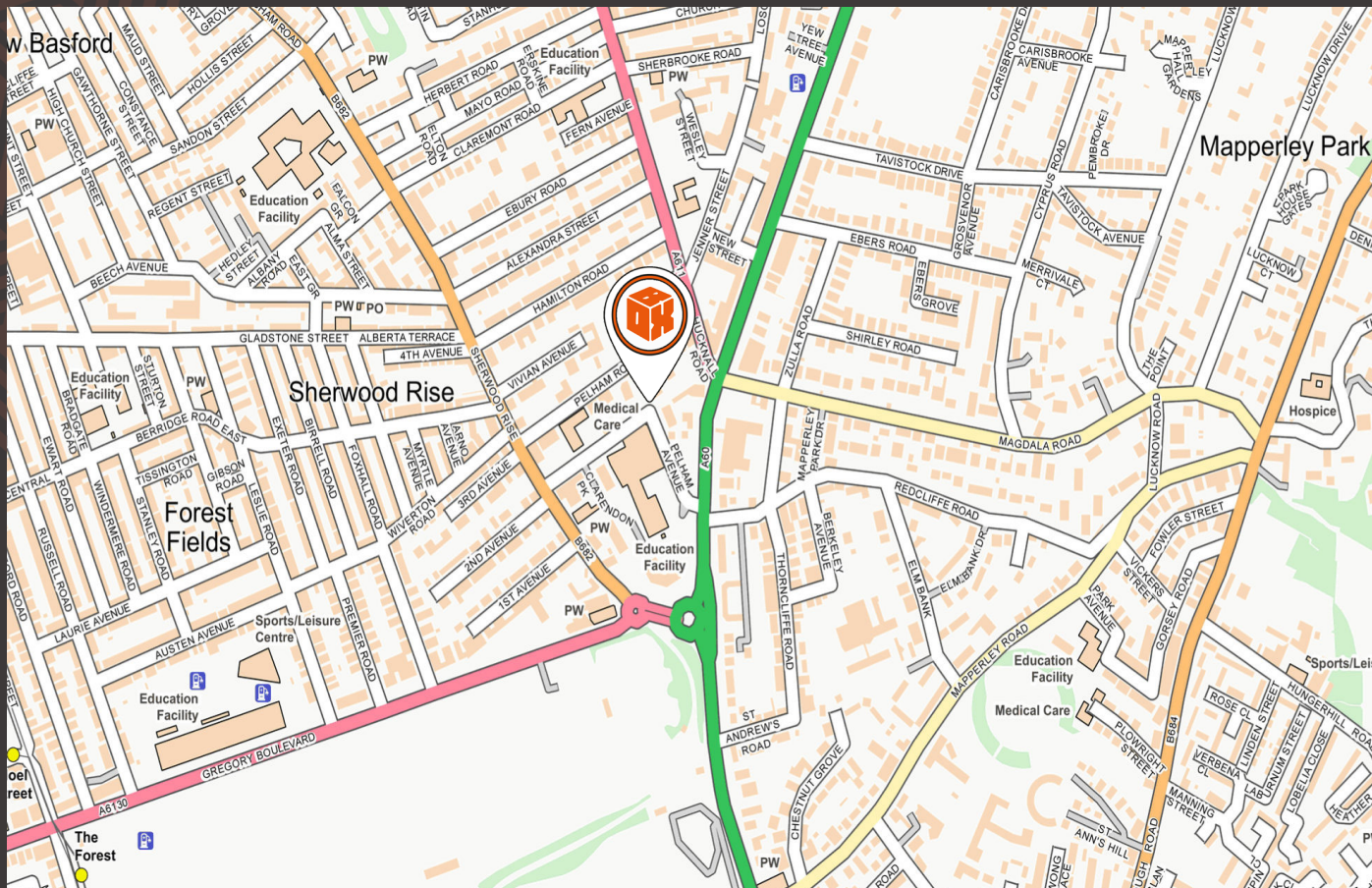
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LOCATION

The premises are situated approximately 1.5 miles (2.4 km) North of Nottingham City Centre and are well served by public transport links being walking distance from the 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.

TENURE

The freehold interest is available, with vacant possession.

EPC

A copy of the EPC's are available upon request.

PLANNING

The following information is provided for guidance purposes only. The properties fall 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 properties lie within the Sherwood Rise Conservation Area.

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21,322ft² (0.983 acre site)

ADDRESS

8-10 Pelham Road, Sherwood Rise, Nottingham, NG5 1AP

DESCRIPTION

The property comprises a three-storey period semi-detached office building, set within a secure self-contained site. The property is of brick construction with timber floors. Internally the property is laid out to provide a mix of open plan and cellular office accommodation together with welfare facilities, staff canteen and ancillary storage. By way of general overview, the building is in a good condition and well decorated. The property has the benefit of a passenger lift and three phase power. Externally the property has the benefit of a secure gated private car park with provision to park up to 12 cars.

ACCOMMODATION

The property provides the approximate accommodation:

	sq.m	sq.ft
Ground Floor	122.14	1,315
First Floor	108.36	1,166
Second Floor	132.12	1,422
Total	362.62	3,903

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements. There are a total of 12 parking spaces within the secure site, with a parking ratio of 1 : 325 sq ft. Interested parties are advised that the property falls within the Workplace Parking Levy (WPL). Further information is available upon request. The total site area is 0.161 acres.

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Pelham Road, Sherwood Rise, Nottingham, NG5
21,322ft² (0.983 acre site)

ADDRESS

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

DESCRIPTION

The property comprises a three-storey period semi-detached office building, set within a secure self-contained site. The property is of brick construction with timber floors. Internally the property is laid out to provide a mix of open plan and cellular office accommodation together with welfare facilities, staff canteen and ancillary storage. By way of general overview, the building is in a good condition and well decorated. The property has the benefit of a passenger lift and three phase power. Externally the property has the benefit of a secure gated private car park with provision to park up to 14 cars.

ACCOMMODATION

The property provides the following approximate accommodation:

	sq.m	sq.ft
Ground Floor	232	2,497
First Floor	175.6	1,890
Second Floor	141.5	1,523
Total	549.05	5,910

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements. There are a total of 14 parking spaces within the secure site, with a parking ratio of 1: 422 sq ft. Interested parties are advised that the property falls within the Workplace Parking Levy (WPL). Further information is available upon request. The total site area is 0.218 acres.

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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Pelham Road, Sherwood Rise, Nottingham, NG5
21,322ft² (0.983 acre site)

ADDRESS

Pelham House, 25 Clumber Avenue, Sherwood Rise, Nottingham, NG5 1AG

DESCRIPTION

The property comprises an attractive Victorian detached office/HQ building set within a secure self-contained site with Ancillary Kitchen/retail unit. The property is of brick construction with timber floors. Internally the property is laid out to provide a mix of open plan and cellular office accommodation together with welfare facilities, staff canteen and ancillary storage. By way of general overview, the building is in a good condition and well decorated. The property has the benefit of a passenger lift and three phase power. Externally the property has the benefit of an expansive secure gated private car park which can be accessed from both Pelham Avenue and Clumber Road.

ACCOMMODATION

The property provides the following approximate accommodation:

	sq.m	sq.ft
Ground Floor	161.9	1,743
First Floor	136	1,755
Basement Storage	50	538
Retail / Dark Kitchen	79	260
Total	426.9	4,296

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements. There are a total of 35 parking spaces within the secure site, with a parking ratio of 1 : 115 sq ft. Interested parties are advised that the property falls within the Workplace Parking Levy (WPL). Further information is available upon request. The total site area is 0.443 acres.

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Pelham Road, Sherwood Rise, Nottingham, NG5
21,322ft² (0.983 acre site)

ADDRESS

Clumber Court, Pelham Avenue, Sherwood Rise, Nottingham, NG5 1AJ

DESCRIPTION

The property comprises a modern detached office/HQ building set within a secure self-contained site with the ability to sub divide into three separate self contained office buildings. The property is of brick construction with timber floors. Internally the property is laid out to provide a mix of open plan and cellular office accommodation together with welfare facilities, staff canteen and ancillary storage. By way of general overview, the building is in a good condition and well decorated throughout. The property has the benefit three phase power and double glazing throughout. Externally the property has the benefit of an expansive secure gated private car park which can be accessed directly from Pelham Avenue with provision to park 29 cars.

ACCOMMODATION

The property provides the following approximate accommodation:

	sq.m	sq.ft
Ground Floor	219.2	2,359
First Floor	223.2	2,402
Second Floor	252	2,712
Total	694.4	7,473

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements. There are a total of 29 parking spaces within the secure site, with a parking ratio of 1 : 257 sq ft. Interested parties are advised that the property falls within the Workplace Parking Levy (WPL). Further information is available upon request. The total site area is 0.161 acres.

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PRICE

Offers invited at **£2,795,000**
(two million, seven hundred and ninety-five thousand pounds)

VIEWINGS

Viewings are by way of appointment only with Box Property Consultants.

LEGAL

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

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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