

to let

Superb 11,079 sq.ft. HQ Office Building
Rent Just £6.00/sq.ft.

intali
PROPERTY STRATEGY



The E Centre, Darwin Drive, Ollerton Nottinghamshire NG22 9GW

www.intali.com

summary

A striking HQ office building constructed to an exacting specification in 2008 as part of the Ollerton Colliery regeneration scheme.

The building has a striking curved façade and a vast, full height glazed atrium, landscaped grounds and provides a total of 69 car parking spaces.

Internally there are offices over three floors with balconied walkways overlooking the atrium providing access to all office areas.

floor areas

Net Office Areas - 11,079 sq.ft.
Plus Atrium

rent

£66,000 pax



Location

Ollerton is a north Nottinghamshire village within 10 miles of both Mansfield and Worksop. Newark is some 12 miles to the south-east and Nottingham is 18 miles to the south.

The property occupies a prime position on Sherwood Energy Village to the south east of the Nottinghamshire village of Ollerton.



situation

Sherwood Energy Village is a 40-acre mixed-use scheme developed in 2008 as part of the regeneration of the former Ollerton Colliery.

Surrounding buildings include offices occupied by Centre Parcs and Nottinghamshire County Council, industrial units and residential.



description

A detached three-storey office building constructed to an exacting specification in 2008 offering office space over three floors, all centering around a dramatic 50ft high, fully glazed atrium.

The building has previously been let as serviced offices, but its distinctive design and spacious common areas make it an ideal headquarter building – all at a ridiculously reasonable rent of just £6.00/sq.ft.

The building has an exceedingly low carbon footprint. The atrium provides solar heating and the building also features heat exchangers, passive ventilation, solar panels, rainwater harvesting and a green living roof.



accommodation

There are currently seven cellular offices on each of the three floors which was designed for the previous use as serviced offices.

However, we consider that offices could be combined or sub-divided to suit occupier requirements.

The net internal office areas for each floor are:

Floor	sq.ft.	m ²
Ground	3,891	361.52
First	3,891	361.52
Second	3,296	306.20
Total	11,079	1,029.23

We have not measured the ground floor of the atrium but estimate that it extends to at least 4,000 sq.ft.



epc

Available on request

terms

The property is available by way of a new full repairing and insuring lease at an initial rent of £66,000 per annum.

Contact Adam Burdett
0116 365 1111
adam@intali.com

intali
PROPERTY STRATEGY

