

**FOR SALE** FREEHOLD WITH VACANT POSSESSION

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# 1 PELHAM COURT

Pelham Road, Nottingham NG5 1AP



## Key Highlights

- Popular office location
- Recently refurbished / impressive fit out
- 173 sq m (1,861 sq ft)
- 8 designated car parking spaces (no Work Place Parking Levy)
- Good public transport links including tram nearby

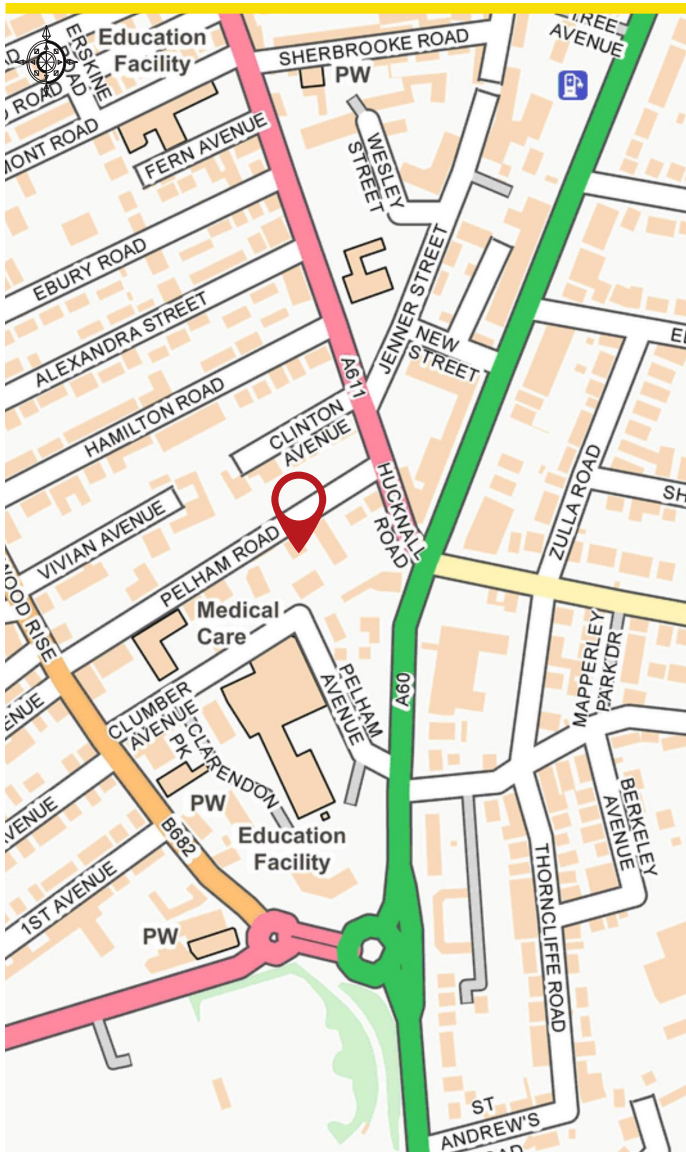
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SAVILLS NOTTINGHAM  
Enfield Chambers,  
18 Low Pavement NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in red and the 'a', 'v', 'i', 'l', 'l', 's' in black. The logo is set against a solid yellow rectangular background.



## Location

The property is located in the Sherwood Rise area of Nottingham, approximately one mile north of the city centre. This is an established office location, just off Mansfield Road (A60).

Sherwood Rise has excellent public transport links with regular bus services to the city centre and the Forest NET tram stop and Park & Ride, both within walking distance.

The property is situated on Pelham Road which connects Hucknall Road (A611), with Sherwood Rise (B682).

## Description

The property comprises a three storey semi-detached self-contained office building. The accommodation is arranged over three floors and has been comprehensively refurbished to provide an attractive modern fit out. The current layout comprises a combination of both open plan and cellular offices together with ancillary kitchen and toilet facilities.

The specification of the offices includes gas fired central heating, part suspended ceilings within inset lighting, aluminum double glazed windows, perimeter trunking and modern floor coverings throughout.

Externally, the property benefits from eight allocated car parking spaces. .

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## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and for guidance purposes only:

FLOOR	SQ FT	SQ M
Ground	62.34	671
First	50.17	540
Second	60.35	650
<b>Total</b>	<b>172.86</b>	<b>1,861</b>

## Services

Mains supply of drainage, water, gas and electricity are connected to the property.

## Planning

B1 Office Use.

## Rating

Ratable Value (2017) £11,000

Rates Payable (2019/2020) £5,401 excluding any transitional or other relief.

## EPC

C72

## Tenure

Freehold

## Guide Price

Offers are invited in the order of £245,000

## VAT

The property has not been elected for VAT and therefore VAT will not be payable on the purchase price.

## Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

## Viewing and further information

Strictly by prior appointment with the Sole Agents, Savills.

## Contact

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