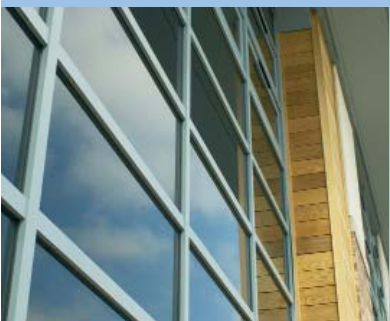


Lakeview

SHERWOOD PARK, NOTTINGHAM NG15 0DA





A new development of flexible, high quality offices with unrivalled parking



A611

Dakota Hotel

Lake View Drive

Lakeview

Prolog

L'Oreal

Prolog

Sherwood Park

Willow Road

A608

← To the North

J27 M1

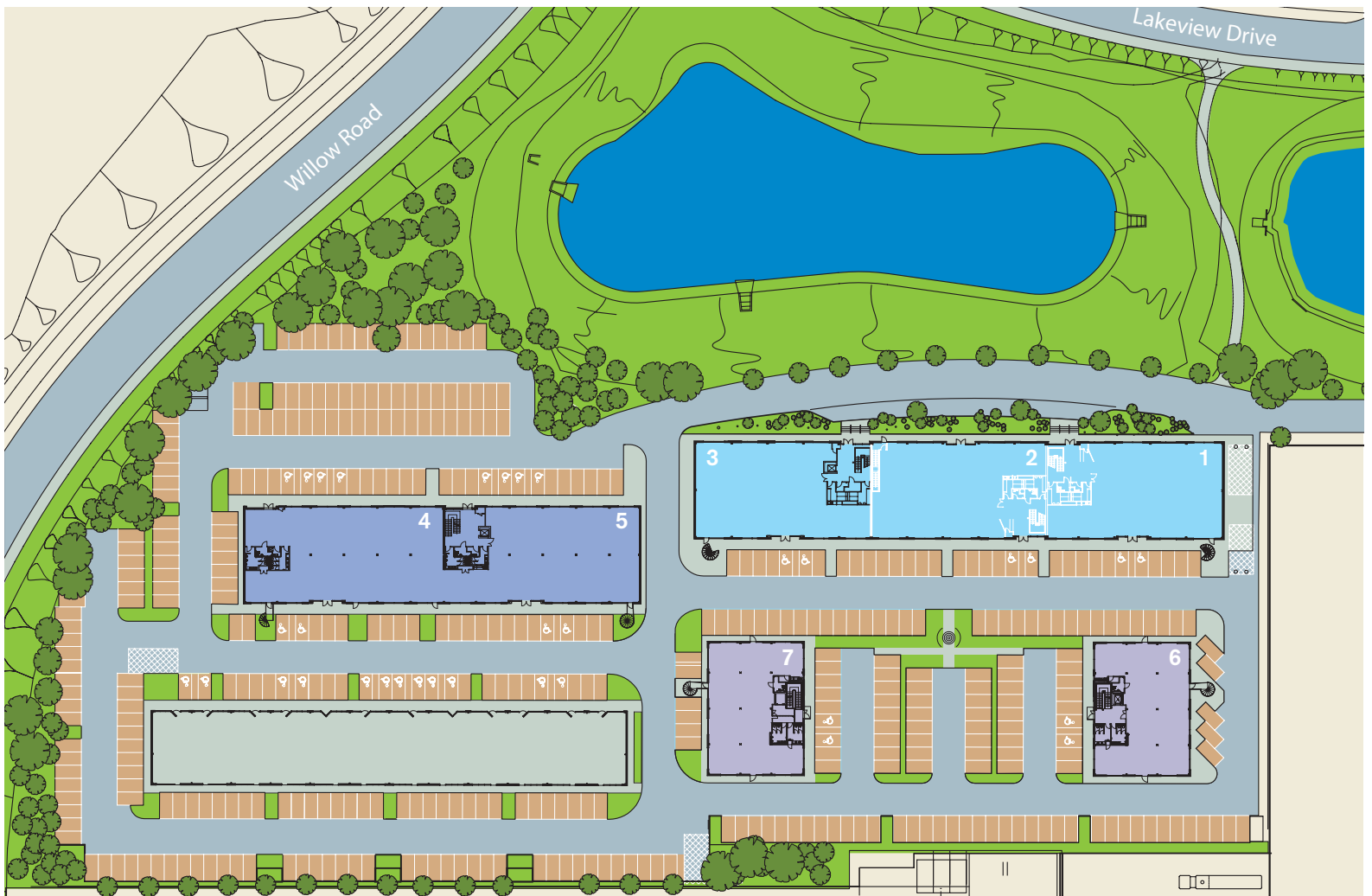
To the South →

Everyone is welcome

Lakeview offers individual offices from 4,338 sq ft to 34,704 sq ft

Lakeview is a unique development set among ornamental lakes and tree lined boulevards on one of the UK's premier business parks.

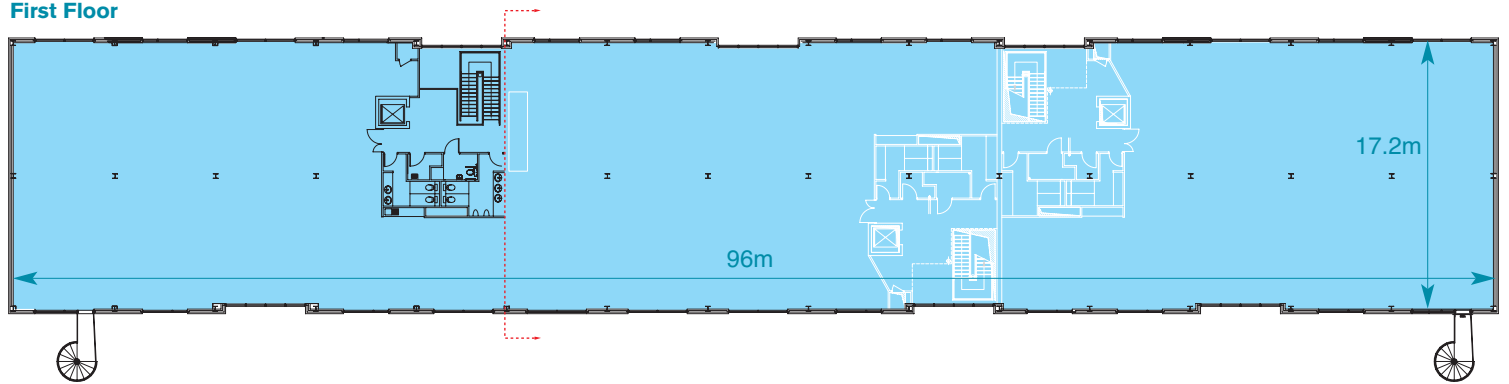
The development has been designed with the occupier in mind and provides flexible space solutions across a broad range of sizes.



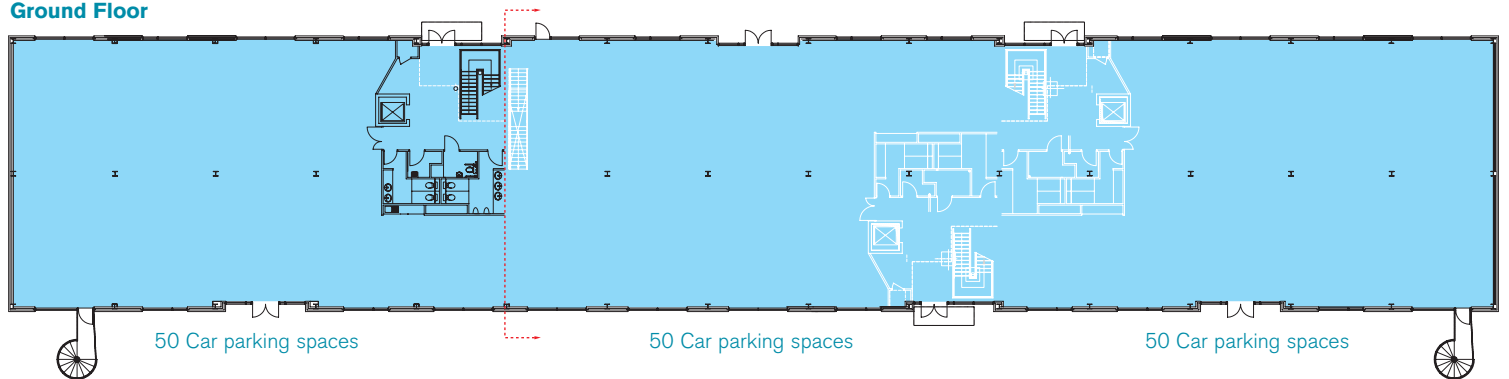
Building 1 to 3

From 5,784 sq ft (537 sq m) to 34,704 sq ft (3,224 sq m) (GIA)

First Floor



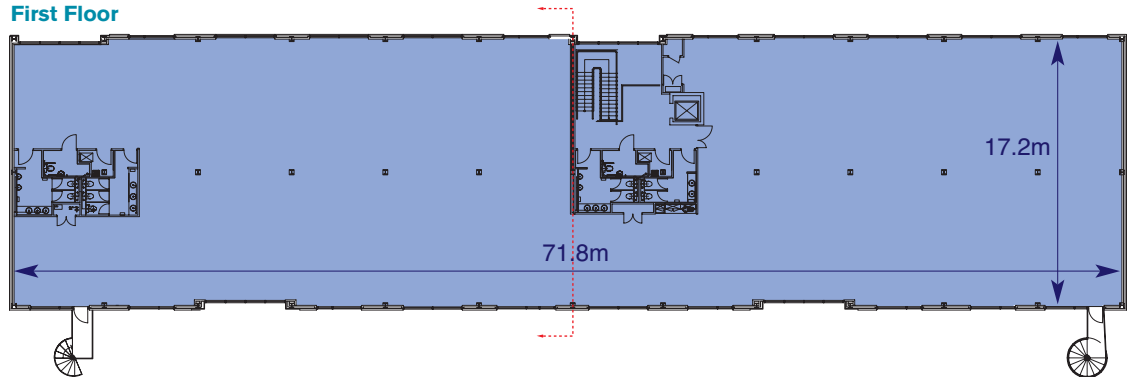
Ground Floor



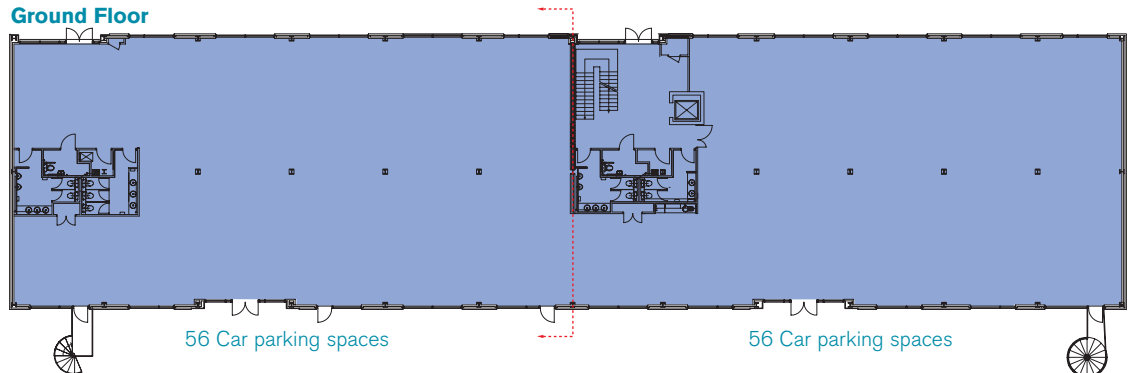
Building 4 to 5

From 6,552 sq ft (609 sq m)
to 26,208 sq ft (2,435 sq m) (GIA)

First Floor



Ground Floor

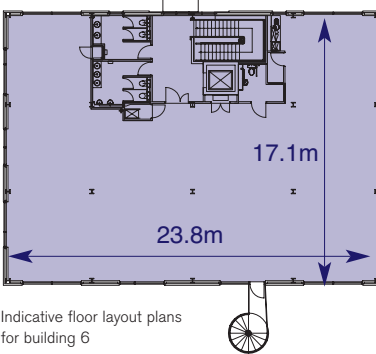


Designed with complete flexibility to accommodate occupiers requirements

Building 6 and 7

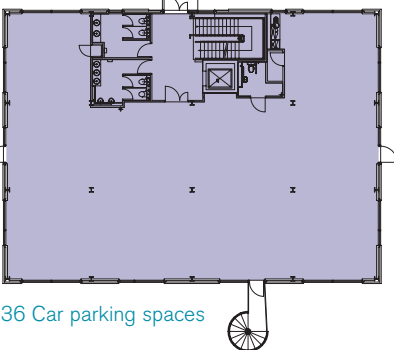
From 4,380 sq ft (407 sq m) to 8,760 sq ft (814 sq m) (GIA)

First Floor



Indicative floor layout plans for building 6

Ground Floor



36 Car parking spaces

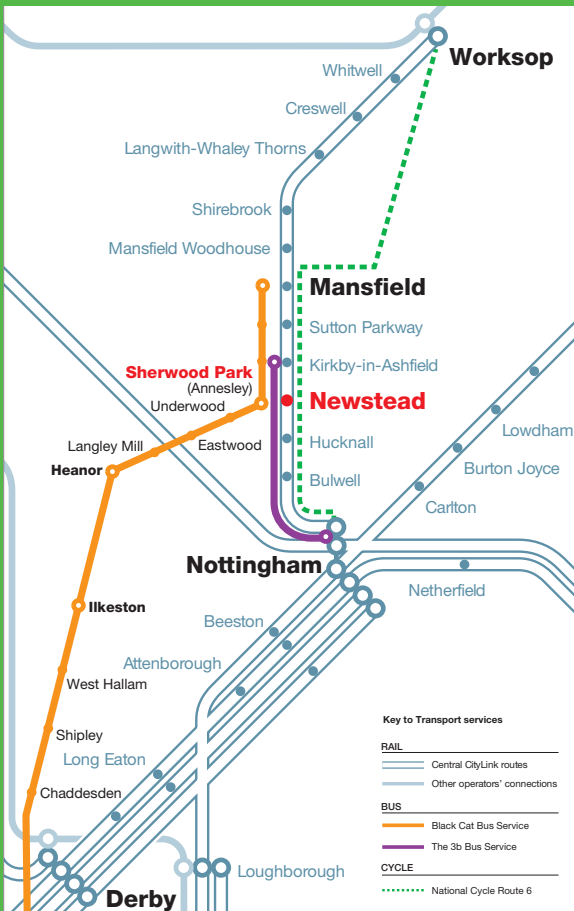
Externally the two storey office elevations have been designed to complement Sherwood Park's superb natural landscaped environment with a modern contemporary design using natural finishes such as cedar wood and slate.

Internally the theme is continued with beech hardwood finishes, stainless steel ironmongery and each unit fully equipped with lifts and state-of-the-art telecommunications infrastructure.

Each unit benefits from;

- Efficient open plan floors
- Air conditioning
- 150mm full access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with LG3 lighting
- 8 person passenger lift
- High quality finishes
- Double glazed windows
- Fully tiled WC's
- Excellent parking ratio





Public Transport

Newstead Station is 2.5 miles to the east. Trains run to Nottingham and Worksop. The journey time to central Nottingham is 20 minutes. Nottingham Railway Station has services to London St Pancras every 20 minutes with a journey time of 1 hour 40 minutes.

The park is served by regular bus services from all major local settlements including Nottingham, Sutton in Ashfield, Mansfield, Kirkby in Ashfield & Derby. Full timetable available from www.ukbus.co.uk

Road

- Less than a mile from J27 of the M1
- Direct access from Derby (A608), Mansfield and Nottingham (A611)

Rail

- Approx 2.5 miles from Newstead Station
- Approx 3-4 miles from Kirkby in Ashfield Station (Nottingham-Worksop line) with a direct bus link to Sherwood Park
- Nottingham-Worksop line connects with mainline services in Nottingham. (The North East mainline is also accessible via Retford which is one stop from Worksop on another line)

Bus

- Service - BlackCat (from Mansfield to Derby). This service travels directly through Sherwood Park
- Service - 3b (from Mansfield to Nottingham). This service stops at the junction of the A608 and A611
- Further connections can be made in Mansfield, Kirkby in Ashfield, Sutton in Ashfield, Hucknall & Nottingham

Cycle

- If cycling to Sherwood Park, National Cycle Route 6 (linking Worksop, Mansfield, Nottingham and Derby) passes Newstead Station and regional traffic-free cycle routes go past the entrance to the park (by the Dakota Hotel)

Tram

- Net Tram terminal at Hucknall offers frequent tram services to Nottingham City Centre



Lakeview is situated at the heart of the prestigious Sherwood Park, adjacent to J27 of the M1 and within four miles of Nottingham



The Dakota hotel

Within the mature woodland surroundings of Sherwood Park is a thriving business community of headquarters office buildings, leading-edge manufacturing facilities, call centres and mixed occupancy offices.

Sherwood Park has been chosen by a wide range of well known companies including Eon, The Babcock Group, Pendragon, Johnson Diversey, Perot Systems and Rolls Royce. Its strategic location, on the north western edge of Nottingham, provides excellent road communications and easy access to the east midlands region and beyond.

Tree lined paths, open spaces and lake side seating provide an ever changing scenery ideal for breaks, lunchtime picnics or simply a quiet sanctuary for reflection and contemplation.



The new award winning Dakota hotel is close by. This stylish 92 bedroom hotel has a range of excellent facilities including a bar, restaurant and meeting rooms for entertaining guest or simply meeting up with friends after work.

Overall Lakeview provides a unique opportunity for occupiers, small or large, to build a successful business with staff who are happy in their work.



DEMOGRAPHICS

Approximately 3.1 million people live within a 45 minute drive of Sherwood Park providing a workforce of approximately 1.4 million.

The area has an excellent record of work attendance, a tradition of flexible shift working and wage rates 16% less than the national average.



With over 8 million sq ft developed nationally, Highbridge Properties has an unrivalled track record



Highbridge Properties Plc. was formed as a development company in 1989 to undertake a programme of commercial schemes. It has primarily focused on out of town office parks (B1), industrial /warehousing schemes (B2/B8) and more recently call centres.

The company has an impressive track record comprising over 8 million sq ft, including the development of over 1 million sq ft at Sherwood Park and Cobalt, Europe's largest office park, the 2.25 million sq ft development at North Tyneside, Newcastle upon Tyne.

Occupiers, including a number who have retained Highbridge for further development work, have been secured through Highbridge Properties' emphasis on consistent quality service to its clients. Whether as developer of a speculative scheme, or for a client led project the quality of the portfolio and the satisfied clients are the best testimony to Highbridge Properties' development skills.





Highbridge Properties

020 7494 9401



www.lakeview-nottingham.co.uk

TENURE

New leases, terms by arrangement



Nick Dunn
nick@ng-cs.com

Jonathon Seddon
jonathon@ng-cs.com



Chris Sinclair
csinclair@innes-england.com

Craig Straw
cstraw@innes-england.com

Andy Smith
asmith@innes-england.com