

# SO



pub • hotel • diner

## sherwood oaks

B U S I N E S S P A R K

...so convenient...

For the food and Pub amenities there is a guaranteed customer base with workers on the doorstep, as well as access from the A617. Hotel guests will find all the amenities required for an overnight business stop over, again with ample parking and a few moments walk from the quality restaurant facilities.

### specifications

- 1 Hectare (2.47 acres)
- Excellent roadside visibility and access from A617 roundabout
- Located on high quality business park
- Generous parking ratio

### somewhere special

Office • Trade Park • Restaurant • Leisure • Car Showroom • Industrial/Distribution

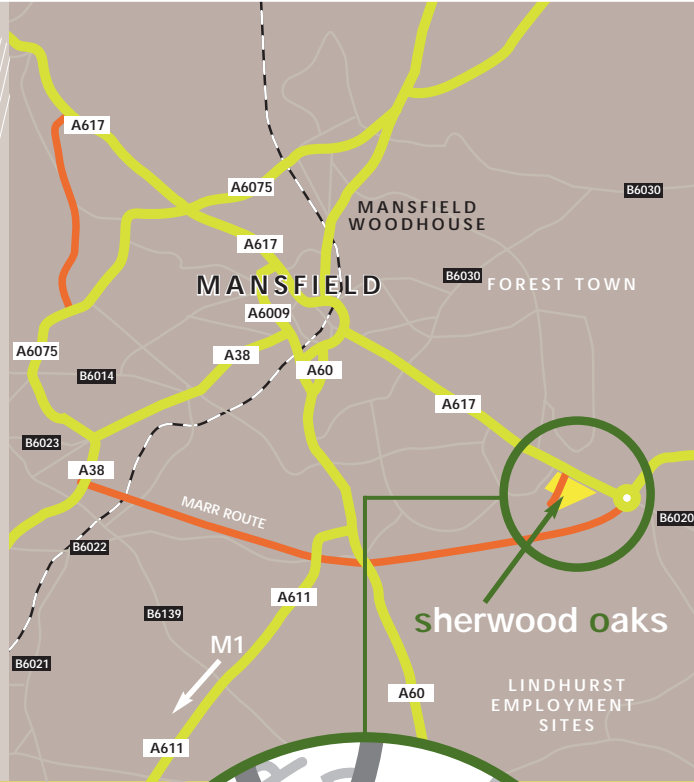
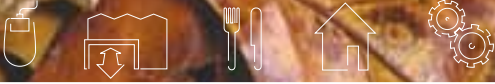
12.5 hectare (31 acres) premier mixed use development

S O U T H W E L L R O A D W E S T | M A N S F I E L D  
N G 1 8 4 G T



[www.sherwoodoaks.co.uk](http://www.sherwoodoaks.co.uk)

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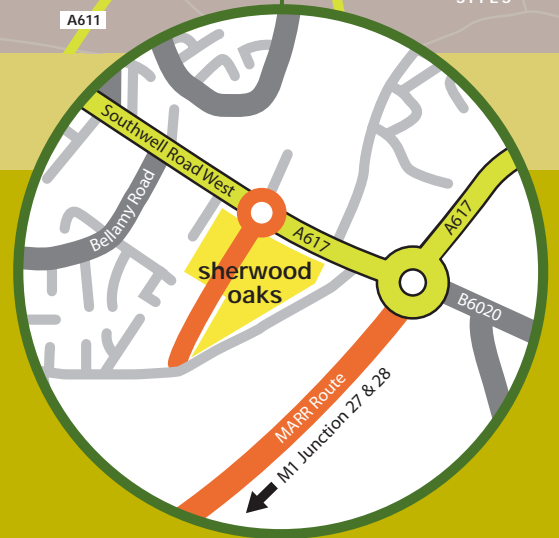


## so perfectly positioned...

Sherwood Oaks is located just 15 minutes from J28 of the M1 on one of the main arterial routes leading out of Mansfield, the A617, and its prominent frontage is clearly visible from the road. Southwell Road West is a dual carriageway and averages 22,000 vehicular movements on a normal weekday. It is within easy reach of the major centres in both the East Midlands and South Yorkshire.

The business park is also 13 miles from Nottingham, 22 miles from Leicester, 18 miles from Newark and only 26 miles from Sheffield.

The site is also ideally situated close to the recently completed MARR, the Mansfield and Ashfield Regeneration Route. This provides a quick route for all traffic on the A617 South to link with the Nottingham A60 and the A38 to the west of Mansfield.



## so why not get in touch?

For further information contact the sole agents:



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**sherwood oaks**  
BUSINESS PARK

A DEVELOPMENT BY



**REGAL**  
Sherwood Oaks

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