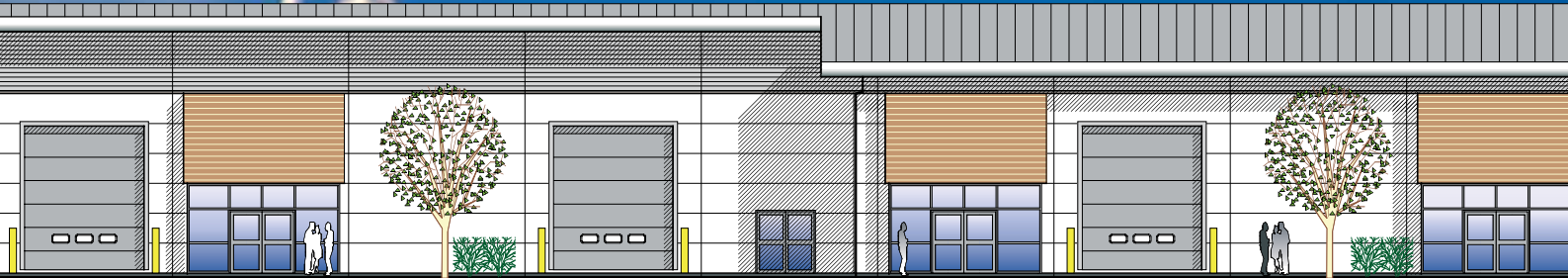


# SO



## trade counter

# sherwood oaks

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



## ...so versatile...

Excellent roadside visibility along with generous customer and employee parking, make these units highly desirable. Bespoke options are available to suit most requirements.



### specifications

- 1 Hectare (2.47 acres)
- Excellent roadside visibility
- Quality design
- Generous parking ratio
- Flexible unit sizes and specification
- A617 has 22,000 car movements per day
- 6m eaves height

### 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

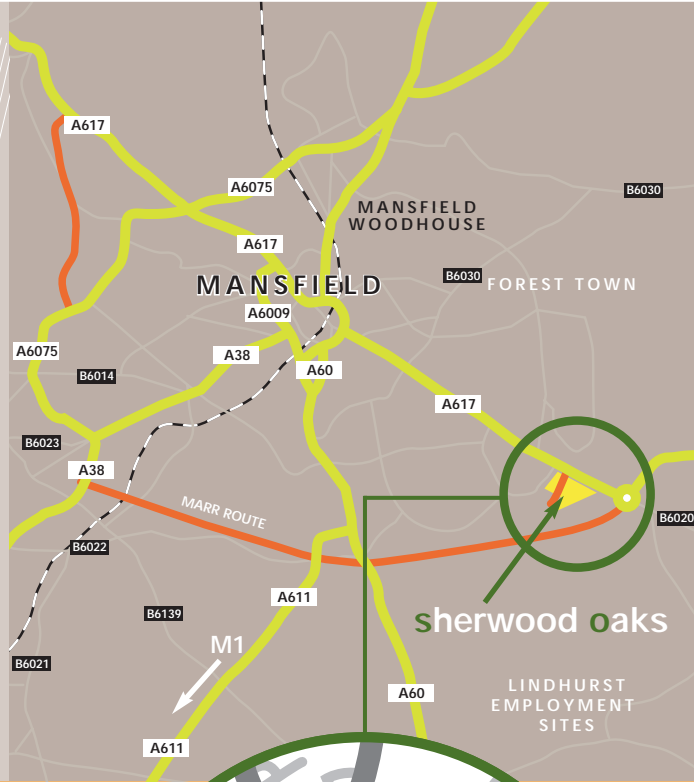
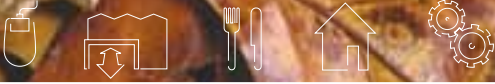
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A DEVELOPMENT BY



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

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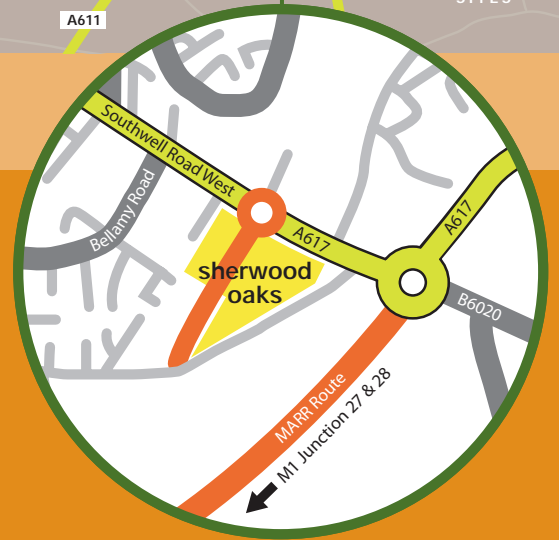


## so perfectly positioned...

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:



For Offices, Industrial and Hotel contact **Edward Hine**

E: [edwardh@fhp.co.uk](mailto:edwardh@fhp.co.uk)  
T: 0115 841 1134

For Trade Park, Restaurant and Children's Crèche contact **Ben Tebbutt**

E: [ben@fhp.co.uk](mailto:ben@fhp.co.uk)  
T: 0115 841 1142

**sherwood oaks**  
BUSINESS PARK



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

PROPERTY MISDESCRIPTION ACT 1991

All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installation etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.