

**TO LET**

## New Development of Commercial Offices – Holly Farm

Clipstone Road, Edwinstowe, Nottingham NG21 9JD



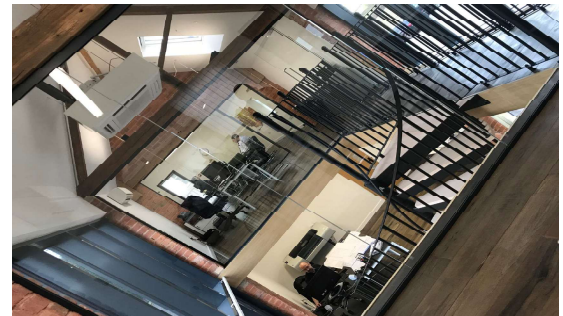
- ❖ Recent redevelopment of Holly Farm into commercial offices
- ❖ Comprehensively restored providing high quality office accommodation to 4 separate buildings within a semi-rural location
- ❖ 100 Mb Fibre Broadband
- ❖ CCTV & Intruder Alarm
- ❖ Air Conditioning
- ❖ 24-hour access
- ❖ Kitchenettes and Separate W.C's

### Description

Holly Farm has undergone a complete scheme of refurbishment and redevelopment comprising of a substantial three-story Farmhouse together with Barn Conversions set in approximately five acres of land.

Comprehensively restored to a very high standard providing quality commercial office accommodation to 4 separate buildings. The Traditional Barns have been sympathetically transformed retaining much of the original traditional features.

Available to let in part.



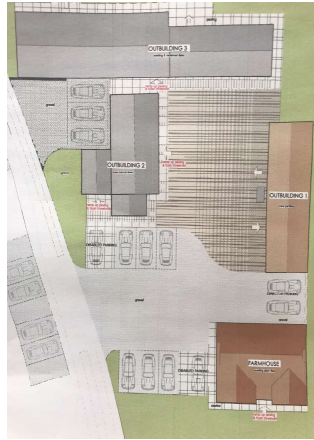
Holly Farm, Clipstone Road, Edwinstowe, Nottingham NG21 9JD

## Location

Holly Farm is situated in an elevated position on the edge of the village of Edwinstowe, with panoramic views across open farmland towards Sherwood Forest.

Edwinstowe itself is a large village on the fringes of Nottinghamshire and in recent years has become an established location for a variety of commercial requirements mainly due to it being an equal distance to the M1 and A1 roadways, as well as a number of key towns and cities including Nottingham, Mansfield, Lincoln, Sheffield and Worksop.

Train services to London are very accessible with London Kings Cross accessed via Newark Northgate Train Station, taking 1 hour 25 minutes.



## Terms

Each of the Buildings are available separately, however it is possible to combine buildings under one letting, and they are available on new full repairing and insuring leases for a minimum period of three years.

The asking rents are as follows;

Farmhouse	£19.75 per square ft (C. £32,390.00 per annum)
▪ Ground Floor	£13,015.25 per annum
▪ First Floor	£13,805.25 per annum
▪ Second Floor	£ 5,569.50 per annum
Main Barn 1	£22.00 per square ft (C. £29,876.00 per annum)
Barn 2	£19.75 per square ft (C. £13,153.50 per annum)
Barn 3	£19.75 per square ft (C. £31,718.50 per annum)

A small service charge will be in place to cover the costs of maintenance of the communal areas

## VAT

All prices quoted are exclusive of but may be subject to VAT.

## Accommodation

We understand the measurements of each building are as follows:

### Farmhouse

Ground Floor	61.25m2	659 ft2
First Floor	64.90m2	699 ft2
Second Floor	26.21m2	282 ft2
<b>Total Overall Floor Area</b>	<b>152.36 m2</b>	<b>1,640 ft2</b>

### Main Two-storey Barn 1

Ground Floor	65.00m2	700 ft2
First Floor	61.14m2	658 ft2
<b>Total Overall Floor Area</b>	<b>126.14 m2</b>	<b>1,358 ft2</b>

### Barn 2

Ground Floor	61.88m2	666 ft2
<b>Total Overall Floor Area</b>	<b>61.88m2</b>	<b>666 ft2</b>

### Barn 3

Ground Floor	149.18m2	1,606 ft2
<b>Total Overall Floor Area</b>	<b>149.18m2</b>	<b>1,606 ft2</b>

**TOTAL** **489.56m2** **5,270 ft2**

Available to let in part.

## Services

The Buildings are connected to mains water, drainage electricity, fast speed fibre broadband and air conditioning is provided to all offices.

## Business Rates

The property is currently being assessed and the properties will be separately assess for Business Rates. We anticipate that the buildings will be capable of achieving small business rates relief for qualifying occupiers.



## Further Information & Viewing

To arrange a viewing or to obtain further information please call 03300 883973