

# Press release 2015



## THE NORTH NOTTS OFFICE MARKET BOASTS QUALITY OVER OTHER REGIONAL CENTRES

Whilst there has been an impressive take up across the Nottinghamshire market for office buildings, demand appears to have outstripped supply, with Grade A buildings being reduced to few and far between and a complete lack of new development to compensate. As a result is it Mansfield's time to step in as the competing alternative? Certainly quality buildings are here, with Mansfield offering a host of Grade A buildings at competitive pricing levels.

Due to extensive development prior to the recession, Mansfield stands alone in its ability to boast many great grade A office sites, yet with a lacking demand over previous years, it is quite possibly the time to secure the facilities before the market catches on. Whilst being relatively forgotten in terms of office take up, it seems wholly unjustified; with close links to the M1 which take you within reach of business epicentres such as Derby and Nottingham, Mansfield is situated well for new office developments.

On a purely cost basis, the facts speak for themselves. Comparatively, Mansfield offers the same Grade A facilities at two thirds of the price of its competitor; an equivalent space in Nottingham, J26, would cost £13 per sq ft, whilst Mansfield can provide the same at an average of £8, a significant change from moving just two junctions along on the M1 corridor.

The business environment in the area is also developing. Mansfield has roughly 40% of its population working within C1 graded jobs and above, from the supervisory junior managerial levels, to higher managerial professional jobs, which brings it firmly into the picture for any companies looking to find a fresh place to settle.

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There remains office availability at various high-spec developments including Sherwood Oaks Business Park and the i2 Centre on Oakham Business Park, with Grade A office suites ranging from 1,557 to over 8,000 sq ft. They also sit within a secure, landscaped environment and offer on-site car parking at levels which almost embarrass provision offered on business parks around Nottingham City.

With Mansfield offering more Grade A office spaces at lower rates than Nottingham, and with the handy location in-between J28 and J29 of the M1 providing links to other viable cities and potential for accessibility, the office spaces are a prime opportunity waiting to be grasped.

For further information on office opportunities in Mansfield contact Mark Tomlinson at FHP on 0115 841 1134 or [mark@fhp.co.uk](mailto:mark@fhp.co.uk)

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## **Notes to Editors**

FHP is a Midlands based commercial property consultancy with offices in Nottingham and Derby. Its 60 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial and investment markets.

The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.

FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc, Clowes Developments (UK) Limited, Peel Property Holdings.

FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire from boutique offices in the Nottingham City Centre and West Bridgford.