

The Barn | 61 Caythorpe Road | Caythorpe | NG14 7EB

High-quality office building available with car parking in Caythorpe

79m²
(853ft²)

- Premium two-storey building
- Boasting a wealth of high-quality finishes throughout
- Fantastic levels of car parking to the rear
- Direct links to the A6097 and A60 providing easy access to Nottingham City Centre and Mansfield



TO LET



Location



Gallery



Video



Contact



Location

The property is located just off Caythorpe Road within minutes of the A6097 providing access to East Bridgeford, Scunthorpe, and Lowdham as well as direct links to the A60 providing further access to north Nottinghamshire, Mansfield, and Nottingham City Centre.

The property benefits from being in close proximity to several towns, providing a range of amenities such as shops, bars, cafes, and restaurants. Lowdham's Railway Station is only within a minute's walk allowing direct access to Nottingham City Centre and surrounding areas.

Description

The property comprises a two-storey self-contained office building of masonry construction and a tiled pitched roof. The speciation currently includes:

- Ground and first-floor office accommodation
- Solid ceilings with LED lighting
- Double height entrance area
- Comfort cooling throughout
- Vinyl floor finishes throughout with carpet tiles in part
- Cat 5 cabling
- Car parking spaces available
- WC and shower facilities
- Fully fitted-out kitchenette
- EV charging points available





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Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Area (NIA):

79m² (853ft²)

(This information is given for guidance purposes only.)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

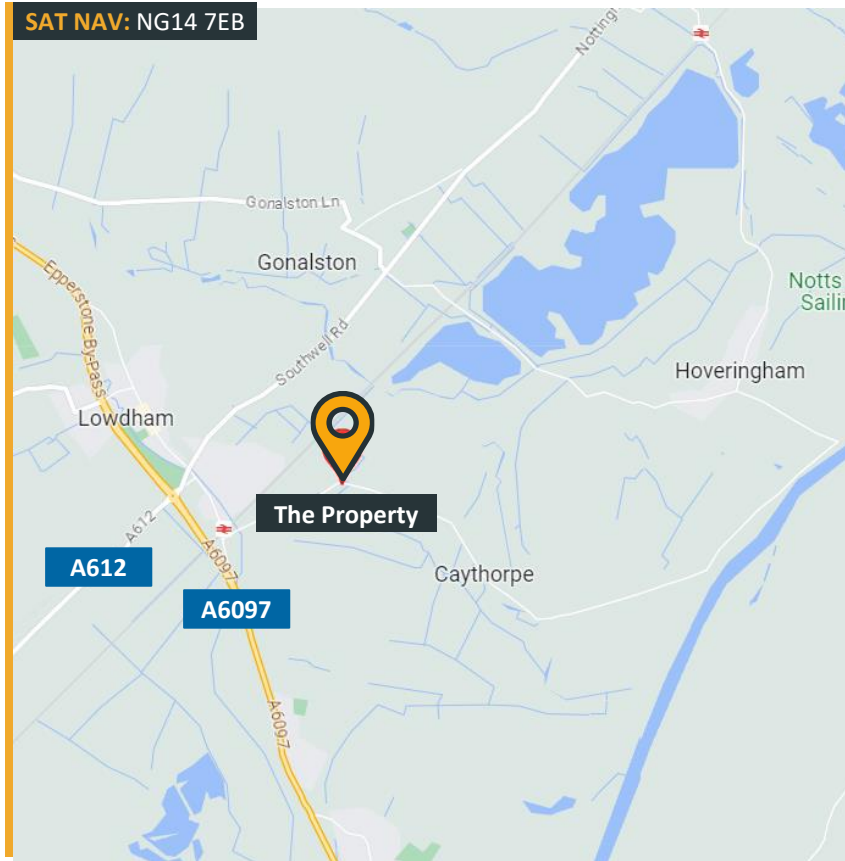
Rateable Value from 1 April 2023: £6,600

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Newark and Sherwood District Council.)

EPC

The EPC Rating for the property is **C-62**.



SAT NAV: NG14 7EB

Rent

The property is to be let on a new full repairing and insuring lease on terms to be agreed at a quoting rent of:

£25,000 per annum
(Twenty five thousand pounds)

VAT

We understand that VAT applies to the rent due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Ketlin Maeorg

07929 673 232

ketlin@fhp.co.uk

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25/09/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.