

High quality refurbished Grade A office suites within an excellent quality building close to Mansfield Town Centre and the A38

170m²
(1,832ft²)

- Close to Mansfield Town Centre and A38
- Good on-site car parking levels
- Flexible lease arrangements
- Modern open plan accommodation
- Manned and shared reception and passenger lift
- Suitable for a variety of uses



TO LET



Location



Gallery



Video



Contact



Location

The property is located just 2 miles from Mansfield Town Centre on the well established Oakham Business Park.

The park is accessed off the Mansfield and Ashfield Regeneration Route (MARR), a short distance from the A38 which in turn provides excellent access to J28 of the M1 Motorway.

Description

The property comprises a high quality, modern multi-occupied office building with an attractive manned reception and passenger lift to all floors.

Each floor has a range of open plan office suites which benefit from an excellent specification.

Car Parking

The suite benefits from excellent car parking provisions within the secure car park to the rear of the property.





Floor Areas

We understand the suite has the following Net Internal Area:

170m² (1,832ft²)

(This information is given for guidance purposes only)

Rent

The property is available on a new lease at a quoting rent of:

£20,152 per annum exclusive

(Twenty thousand one hundred and fifty two pounds)

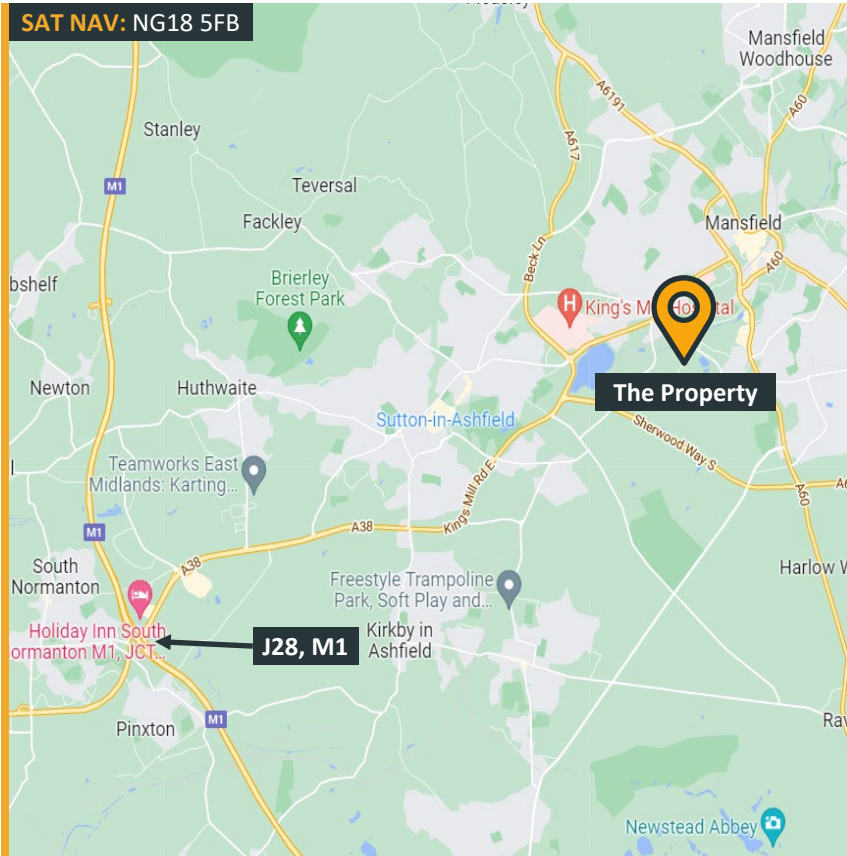
Business Rates

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

Rateable Value from 1 April 2023: £14,750

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

SAT NAV: NG18 5FB



Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. The service charge currently runs at £5.54 per sq ft.

EPC

The suite has an EPC Rating of B-47.

VAT

VAT is applicable on the rent and service charge due at the standard rate.

Further Information

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

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