

Suites 1, 2 & 3, Third Floor | i2 Centre | Oakham Business Park | Mansfield | NG18 5FB

## High quality open plan Grade A office suites within an attractive prominent building, close to Mansfield Town Centre and the A38

**541.4m<sup>2</sup>**  
(5,828ft<sup>2</sup>)

- Close to Mansfield Town Centre and A38
- High quality space
- Good on-site car parking levels
- Flexible lease arrangements
- Modern open plan accommodation
- Shared reception with concierge



**TO LET**



Location



Gallery



Contact





Location



Gallery



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 with shared male and female high spec WC facilities. The suite benefits from:

- Open plan office space
- Lots of natural light through double glazed windows
- Suspended ceilings
- Carpet tiles throughout
- Lighting
- Raised floors
- Air conditioning and heating
- Concierge and excellent security





Location



Gallery



Contact



Reception and concierge



Reception



## Car Parking

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

## Floor Areas

We understand the suite has the following Net Internal Area:

**541.4m<sup>2</sup> (5,828ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The property is available on a new lease and the rent is available on application.

## Business Rates

From enquiries of the Valuation Office website we understand the following Rateable Values from 1 April 2023:

**Third Floor: £44,250**

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







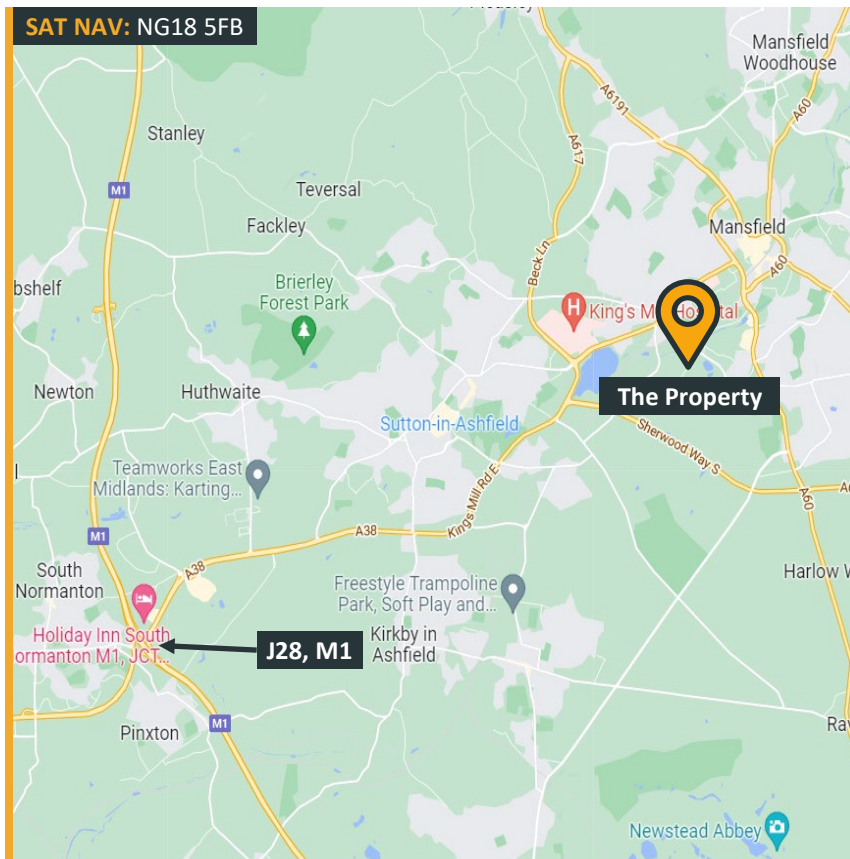
Location



Gallery



Contact



## Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. Guide figures are available from the agent.

## EPC

The suite has an EPC Rating of B-28.

## 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:

**Anthony Barrowcliffe**

07557 972008

anthony@fhp.co.uk

**Guy Mills**

07903 521781

guy.mills@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

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