



£44,350 Per Annum

SANDMARTIN HOUSE OAK TREE LANE | | MANSFIELD | NG18 4LF

BuckleyBrown
ESTATE AGENTS

Nestled in the heart of Mansfield on the esteemed Oak Tree Lane, this high-quality ground floor commercial building presents an exceptional opportunity for businesses seeking a prime location. Southwell Road West provides direct access to the A617 or the A38 Leading to J28 of the M1.

Spanning an impressive 4,438 square feet, the left hand side unit boasts a spacious open plan office layout, allowing for versatile use and easy adaptation to suit various business needs.

The established location is a significant advantage, providing excellent visibility and accessibility for both clients and employees. With its modern design and ample space, this commercial property is ideal for companies looking to create a productive and inviting work environment.

Whether you are an established business seeking to expand or a new venture looking for a strategic base, this property offers the perfect blend of space, quality, and location. Do not miss the chance to secure a prominent position in a thriving area of Mansfield.

Please contact the agent regarding the Building Rates.

Each Party will be responsible for their own legal fees incurred





Large Open Space 45'5" x 86'2"

Office 12'2" x 16'6"

Office 12'2" x 17'8"

Office 17'1" x 22'11"

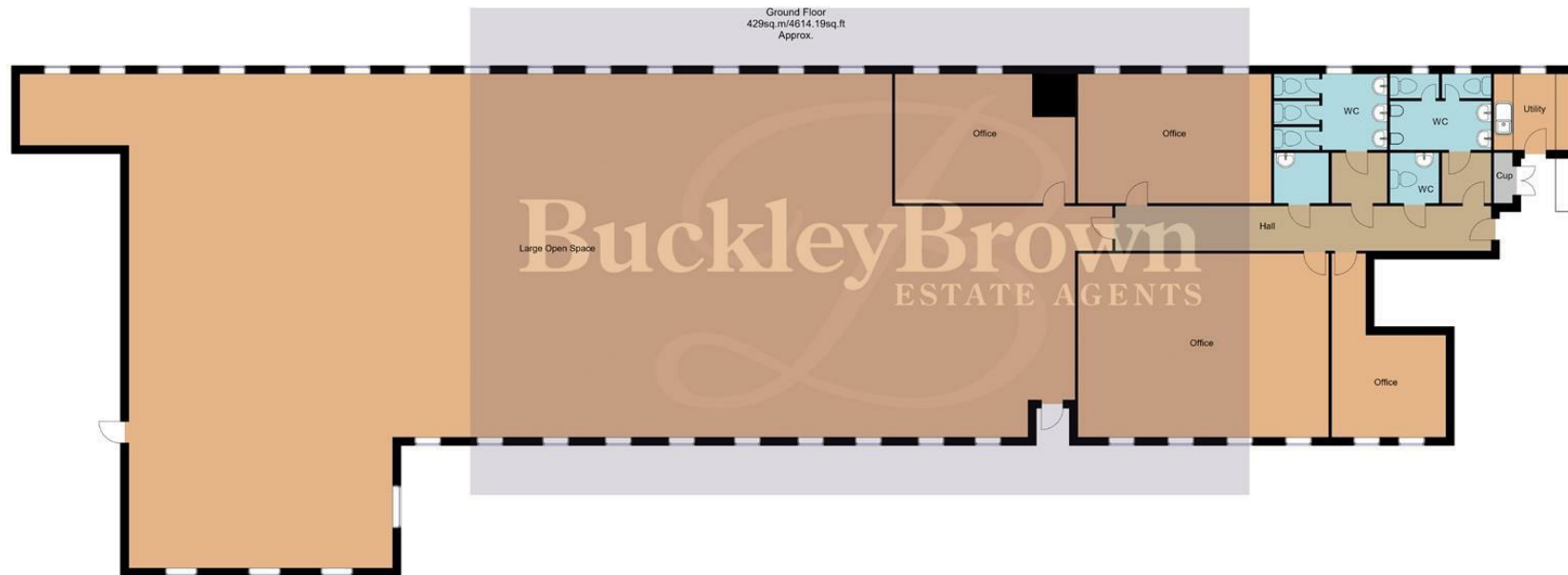
Office 17'1" x 10'10"

Utility 7'4" x 7'7"

WC 10'5" x 12'2"

WC 9'8" x 12'2"





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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