



£825 Per Month

23 CHURCH STREET | | MANSFIELD | NG18 1AF

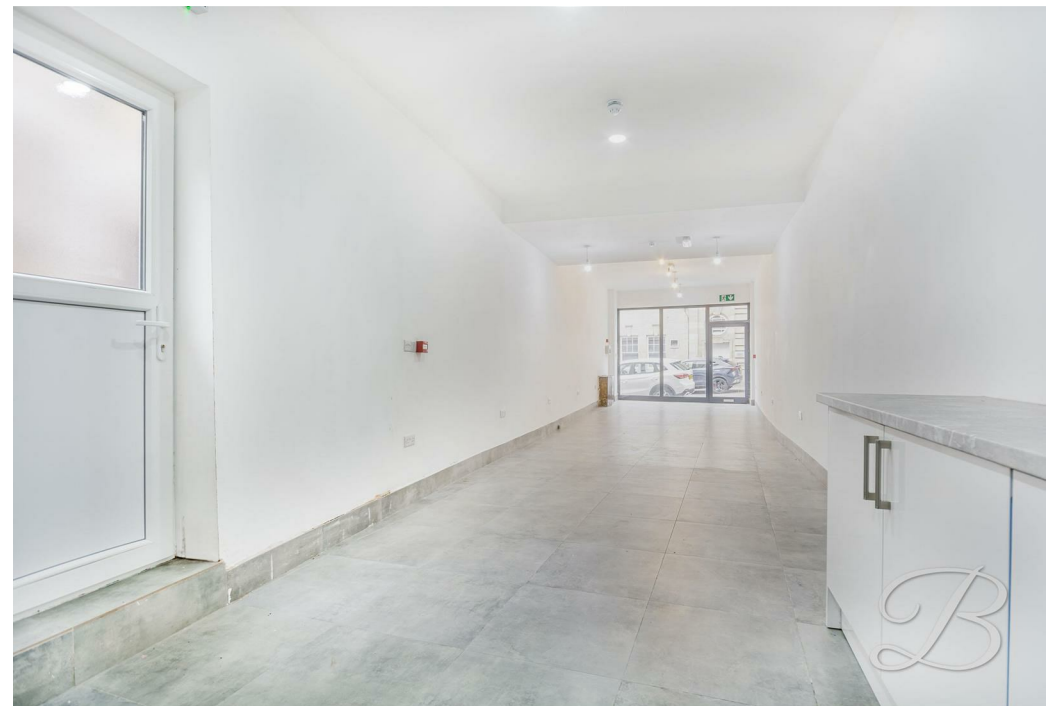
**BuckleyBrown**  
ESTATE AGENTS

Nestled in the heart of Mansfield, this shop on Church Street presents an excellent opportunity for businesses seeking a prime location. The property boasts a strategic position, ensuring easy access to local amenities and transport links, making it ideal for both clients and employees.

The office is designed to provide a functional and professional environment, suitable for a variety of business needs. With ample natural light flooding through the windows, the space creates a welcoming atmosphere that fosters productivity. The layout is flexible, allowing for easy reconfiguration to suit your specific requirements.

Surrounded by a vibrant community, this location offers the advantage of being close to shops, cafes, and other essential services, enhancing the overall work experience. The bustling nature of Church Street ensures that your business will benefit from high visibility and foot traffic, which can be invaluable for growth and networking.

Whether you are a start-up looking for your first office or an established business seeking to expand, this property on Church Street is a compelling choice. With its combination of location, functionality, and potential for success, it is an opportunity not to be missed.











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. Specially 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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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MANSFIELD  
NG18 1AF

## BuckleyBrown Estate Agents

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