

*Unit 17 Maisies Way, The Village,  
Alfreton, DE55 2DS.*

*Extending to an approximate net internal area of 8,289 sq ft (770.11 sq m).*



**TO LET.**

*High quality detached off building in business park location adjacent to J28 M1.*



## Location.

The property is located on Maisies Way at The Village development, just off the A38. The A38 provides fantastic onward connectivity to J28 M1 motorway within approximately 400m of the estate to the south west and to Mansfield town centre to the east. Other major towns and cities such as Chesterfield, Sheffield, Derby and Nottingham are all within a reasonable and convenient commute via the M1.

The Village development is an established commercial office location, boasting a range of good quality office accommodation home to occupiers such as Purpose Media, Pub People Company and KAEFER. The estate is well served with local amenity including two hotels and a McDonalds fast food offering within walking distance and the East Midlands Designer Outlet Scheme approximately 0.5 miles from the property, which offers a range of shopping, food, beverage and leisure options.

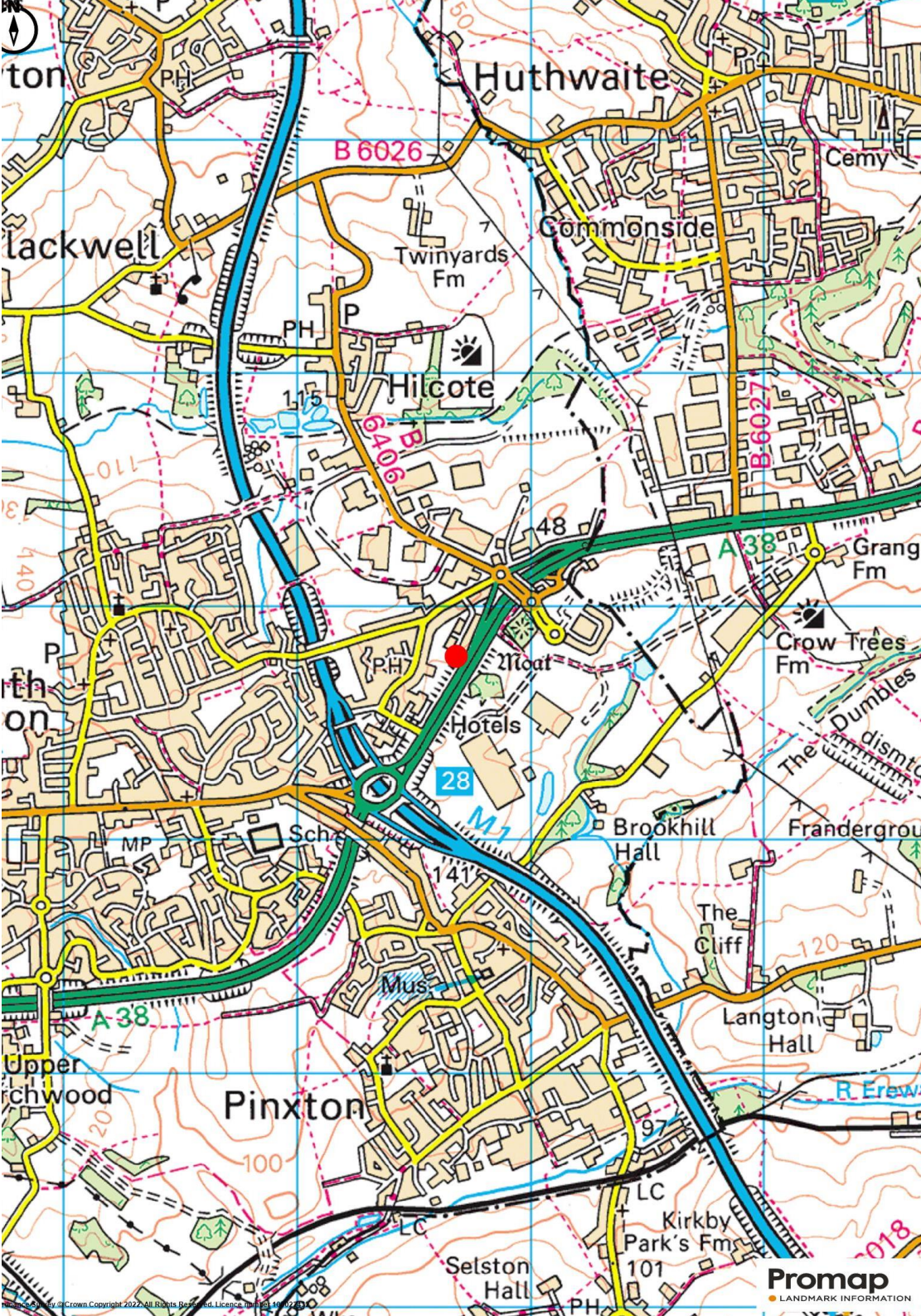
## Description.

The property comprises a modern detached two storey office building, accessed via an impressive double height entrance / service core that offers ample room for reception space, stairwell and a passenger lift. The service core also benefits from modern shower facilities and full suite wc facilities on both ground and first floor.

The office space provides a range of large open plan work spaces, board room, stores and meeting rooms at both ground and first floor with numerous tea points throughout the building and a full suite kitchen facility at first floor. The specification generally comprises raised access floors, carpet floor coverings, plaster and painted walls, suspended ceiling with inset lighting and air conditioning.

The building offers flexible accommodation that could potentially be let as a whole, floor by floor, or could be split even further to offer half floor plates due to the flexible central core.

Externally, the property is set within a pleasant landscaped business park environment and has ample parking.



## Accommodation.

The property provides the following approximate Net Internal Area (NIA):

Description	Sq ft	Sq m
Ground floor	4,101	380.99
First floor	4,188	389.12
<b>TOTAL</b>	<b>8,289</b>	<b>770.11</b>

Floorplates could be split to offer suites from approximately 1,850 sq ft NIA.

## EPC.

The property has an Energy Performance Certificate of C-59.

## Business Rates.

We understand the property has a Rateable Value of £84,000.

## Terms.

The property is available to let on a new lease to be negotiated, direct from the Landlord at a quoting rent of £13.50 per sq ft per annum exclusive.

## Service Charge.

An estates service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Should the building be let to numerous occupiers, a service charge will be payable for the maintenance and upkeep of the external and structural areas of the building as well as the internal common parts.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.





# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated July 2022. Photographs dated July 2022.

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