

# INVESTMENT / OWNER OCCUPIER OPPORTUNITY

Woodhouse Station Enterprise Centre, Signal Way,  
Mansfield Woodhouse, Mansfield, Nottinghamshire NG19 9NZ



## BUY! OFFICE INVESTMENT OPPORTUNITY SET WITHIN SECURE GATED COMPOUND

- Net internal building area 114 sq m (1,230 sq ft)
- Income producing
- Opportunity to increase the rents
- Good location with easy access to the A617, A38 & A60



### LOCATION:

The property is located within Mansfield Woodhouse, a market town which serves a population of c. 18,500 persons, and sits approximately 1 mile north of Mansfield.

Mansfield Woodhouse has a wealth of local amenities and is well located to provide easy access to the A617, A38 and the A60, providing access to wider conurbations and J28 / J29 of the M1 motorway.

### DESCRIPTION:

The property is currently used as cellular 'starter' offices operated on flexible terms and almost at full occupation. Each office has its own independently metered electricity supply.

The property is set within a secured gated compound and the offices have the following features:-

- uPVC double glazed windows
- Security shutters
- Fire and intruder alarms
- Electric heating & air conditioning
- Separately metered
- External overnight car park lighting

Externally, the property has seven allocated spaces for the office occupiers plus two visitor spaces.

### ACCOMMODATION:

See tenancy schedule overleaf.

### LEASE INFORMATION:

We understand that the current tenants are all on flexible leases and are contracted outside of the Landlord and Tenant act 1954.

### TENURE:

Freehold.

### PRICE:

The property is available to purchase at a price of:-

**£230,000 Freehold**

Assuming purchaser's costs of 2.50%, this shows a net initial yield of 7.64%, when fully let at the ERV.

### PLANNING:

E: (Commercial, Business & Service) (Offices).

In addition, the property also benefits from the ownership of the land between the Enterprise Centre and Debdale Lane which (subject to obtaining the necessary planning permission) *could* be developed.

### VAT:

Vat is not applicable to the purchase price and we anticipate the sale to proceed as a TOGC.

### EPC:

B - 40

Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

**0115 950 6611**

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### TENANCY SCHEDULE:

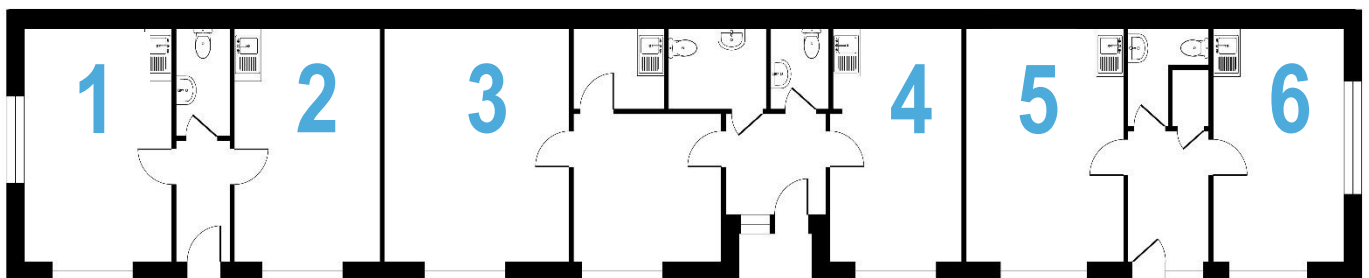
DEMISE	TENANT	SQ FT	RENT PA (GROSS)	RENT PER SQ FT
Office 1:	Owner Occupied	183	£2,600	£14.21
Office 2:	Owner Occupied	183	£2,600	£14.21
Office 3:	Vacant	334	ERV £5,000	£TBC
Office 4:	Fire Block	162	£2,340	£14.44
Office 5:	ME Environmental	194	£2,860	£14.74
Office 6:	Train with Sam	174	£2,600	£14.94
		<b>1,230</b>	<b>£18,000</b>	

In addition to the above, there is a service charge payable by the tenants for the general maintenance and upkeep of the communal grounds and the landlords' annual buildings insurance.

### RATES:

DEMISE	RATEABLE VALUE
Office 1:	£1,400
Office 2:	£1,400
Office 3:	£4,700
Office 4:	£1,225
Office 5:	£1,500
Office 6:	£1,325

### FLOORPLAN:



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THE  
PROPERTY

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# MANSFIELD WOODHOUSE

Mansfield Woodhouse

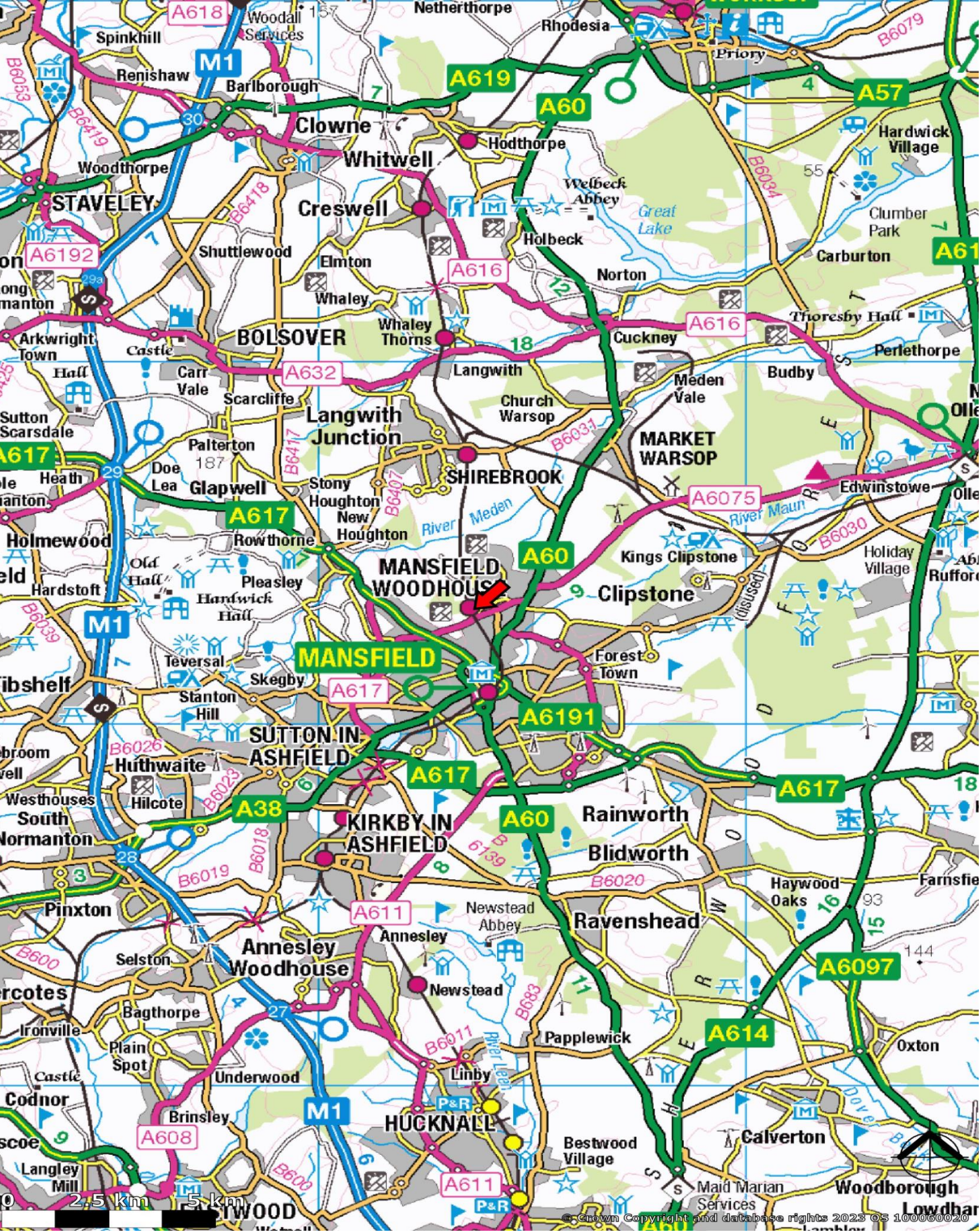
Church Hill

0 250 m 500 m

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.