



DJN UK Ltd Southwell Road West, Mansfield NG21 0HW

£1,422 (From) Per Annum

TO BE LET AS A WHOLE OR SEPARATELY OFFICES FROM 7.36 SQ.M. (79 SQ.FT.) TO 31.19 SQ.M. (336 SQ.FT.)

CAR PARKING SPACE ADJACENT TO THE OFFICES

RENTS FROM £18 PER SQUARE FOOT PLUS VAT TO INCLUDE HEATING.

DESCRIPTION

The subject premises comprise seven L-shaped offices with a reception area, kitchen, preparation area and toilets.

LOCATION

The subject premises are situated on the north side of Southwell Road West and are approached by a private road which is to the east of the access to Ransom Business Park. The private road serves DJN UK Limited's workshops, offices and buildings, which are shared with industrial units owned by Notts County Council to the north. The premises are a short distance from a small retail park where there is a Greggs, Costa Coffee, Rainworth Motors Skoda car showroom and repair workshop, and close to the Golden Eagle Public House, an Aldi and MKN Builders Merchants.

The premises are situated adjacent to woodland and open grass and occupy a tranquil location.

There is good road access via the A617 Rainworth bypass and the Mansfield/Ashfield Regeneration Route to the A614 and A1 to the north east and to Junction 28 of the M1 motorway to the west.

CONSTRUCTION

The offices are constructed of brick under a slated roof and comprise seven offices all of which have central heating and have the advantage of WC's and a kitchen.

There is ample car parking for numerous vehicles adjacent to the offices.

ACCOMMODATION

The offices provide the following accommodation:-

RECEPTION AREA

OFFICE 1 18'2" x 18'4" (5.56m x 5.61m)

with central heating radiators and roof light.

OFFICE 2 17'10" x 10'1" (5.44m x 3.08m)

with two double glazed windows, central heating radiator

OFFICE 3 8'8" x 11'11" + 3'6" x 6'6" (2.65m x 3.64m + 1.07m x 2m)

with central heating radiator, and 2 LED lights

OFFICE 4 14'11" x 13'9" (4.55m x 4.2m)

with two double glazed windows, central heating radiator

OFFICE 5 12'2" x 13'5" plus 3'6" x 1'6" (3.71 x 4.09 plus 1.078 x 0.47)

With central heating radiator, double glazed windows and store cupboard

OFFICE 6 15'11" x 11'11" (4.87 x 3.65)

With double glazed windows, central heating radiator and two built in cupboards.

OFFICE 7 10'3" x 7'8" (3.13 x 2.35)

With central heating radiator, double glazed window.

WC

with low level WC, wash hand basin h&c

WC

with low level wc, wash hand basin, 2 double glazed windows.

KITCHEN 5'0" x 5'11" (1.53 x 1.81)

With stainless steel sink unit, base unit, two wall cupboards,

PREPARATION AREA 5'6" x 6'0" (1.7 x 1.84)

With fitted worktops.

SUMMARY OF FLOOR AREAS:

Office 1 - 31.19 sq.m. (336 sq.ft.)

Office 2 - 16.76 sq.m. (180 sq.t.)

Office 3 - 11.79 sq.m. (127 sq.ft.)

Office 4 - 18.69 sq.m. (201 sq.ft.)

Office 5 - 15.40 sq.m. (166 sq.ft.)

Office 6 - 17.77 sq.m. (191 sq.ft.)

Office 7 - 7.36 sq.m. (79 sq.ft.)

RENTAL

The offices are available at £18 per square foot including the heating, the electricity will be separate by sub meter. VAT will be added to the rent

LOCAL AUTHORITY

The Local Authority is Mansfield District Council

RATEABLE VALUE

As the rateable value of the offices is less than £12,000 Small Business Rate Relief will apply and no rates should be payable.

VIEWING

Viewing by appointment through the Agents

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

