



**Unit to the north of The Broadway, Great Central Road, Mansfield NG18 2RL  
£16,000 Per Annum**

**A warehouse and office unit immediately to the rear of Arrowdale Building Services Limited incorporating a mezzanine floor with a good sized delivery area/car park.**

**Ground floor area 175.45 sq.m.; Mezzanine 122.07 sq.m.**

## DESCRIPTION

Workshop built within the last five years or so constructed of brick to approximately 3 metres with profile sheeting to the upper part of the walls and to the roof which incorporates rooflights.

## LOCATION

The Broadway is off Great Central Road which is situated off Ratcliffe Gate and leads to Littleworth and by Baums Lane to Nottingham Road. The premises are within easy walking distance of the town of Mansfield which provides a wide range of facilities including the Four Seasons Shopping Centre, numerous national retailers including Marks & Spencer and WH Smith. There are numerous supermarkets including Aldi, Sainsbury and Tesco, retail parks and leisure centres.

The town has good road access via the A617 to Junction 29 of the M1 Motorway and via the A38 to Junction 28 of the M1 Motorway, both of which are approximately 8 miles distance. There are regular bus services from the town to Chesterfield, Derby, Nottingham and Worksop. There are frequent trains via the Robin Hood Line to Nottingham and Worksop.

## ACCOMMODATION

The accommodation comprises:

### OFFICE 24'1" x 19'1" (maximum) (7.35m x 5.84m (maximum))

Door to Office with stainless steel sink unit h&c, 2 air-conditioning units, part tiled walls, 2 double glazed windows.



### WC 5'2" x 7'6" (1.6m x 2.3m)

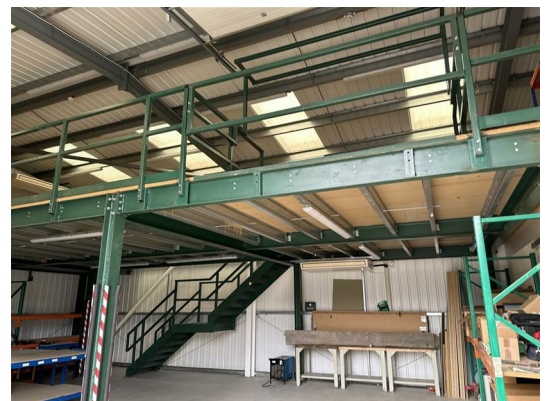
with low level wc, wash hand basin h&c, electric hand dryer, electric heater

### RECEPTION 7'1" x 8'6" (2.18m x 2.6m)

with electric heater and steel door. Door to Workshop.

### WORKSHOP 34'2" x 40'7" (10.42m x 12.38m)

with roller shutter door 4.46m high x 3m wide, personnel door, concrete floor, 5.2m maximum headroom



### MEZZANINE FLOOR 40'7" x 21'1" + 34'7" x 20'3" (maximum) (12.38m x 6.45m + 10.56m x 6.18m (maximum))

air-conditioning unit

## OUTSIDE

Tarmac car park with ample loading and car parking space for employees.

**SUMMARY OF FLOOR AREAS**

The Ground Floor has an area of 175.45 sq.m. (1,888 sq.ft.) and the Mezzanine has a floor area of 122.07 sq.m. (1,343 sq.ft.)

**RENTAL**

The property is available to rent at £16,000 + VAT per annum.

**LOCAL AUTHORITY**

The Local Authority is Mansfield District Council

**RATEABLE VALUE**

We understand that the rateable value of the premises with effect from 1 April 2023 is £11,750. As the rateable value is less than £12,000 Small Business Rate Relief will be applicable and no rates should be payable.

**VIEWING**

Viewing by appointment through the Agents

**SERVICES**

We understand that water, drainage, electricity and three phase electricity are connected.

**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.

