



## Unit 5 The Broadway, Mansfield NG18 2RL

**£6,000 Per Annum**

Suite of two Ground Floor Offices, Boardroom, WC, Kitchen/Canteen with a total area of 54.10 sq.m. (582.33 sq.ft.) within Arrowdale Building Services Ltd premises at The Broadway, Mansfield, Notts.

- Ground Floor Offices

**DESCRIPTION**

Suite of 2 Ground Floor Offices, Boardroom, WC, Kitchen/Canteen within premises occupied by Arrowdale Building Services Limited

**LOCATION**

The offices occupy a prominent position on the north-east corner of The Broadway which is a cul-de-sac situated off Great Central Road which leads from Ratcliffe Gate in the north to Littleworth and Church Lane in the south-east.

The premises are within walking distance of the centre of the town of Mansfield which provides a wide range of facilities including the Four Seasons Shopping Centre, numerous national traders including WH Smith, Marks & Spencer etc.

There are regular bus services from the town to Chesterfield, Worksop and Nottingham and there is a rail service via the Robin Hood Line to Worksop and Nottingham.

There is good road access from the town to Junctions 28 and 29 of the M1 Motorway which are approximately 8 miles distance.

**ACCOMMODATION**

The accommodation comprises:

**OFFICE 1 12'1" x 13'9" (3.7m x 4.21m)**

**BOARDROOM 11'9" x 16'0" (3.6m x 4.88m)**

**OFFICE 2 6'11" x 10'5" (2.13m x 3.19m)**

**KITCHEN/CANTEEN 15'5" x 9'10" (4.71m x 3.01m)**

**SPECIAL NOTE**

The existing desks and equipment are available to an incoming tenant.

**SERVICES**

All mains services are connected - gas, water, electricity and drainage. The cost of services will be charged to the tenant pro-rata by floor area.

**RENT**

The offices are available to rent at £6,000 + VAT per annum

**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.

