



11-19 Regent Street, MANSFIELD NG18 1ST
£64,000 Per Annum

To let as a whole or possibly may split.

Total floor area of 1050.42 sq.ms 11,306 sq.ft.

Three floors of centrally heated offices.

Town centre location close to car parks

Location

Ashmead Chambers are situated on the west side of Regent Street which leads from Clumber Street in the north to Westgate and the Market Place in the south. Regent Street is pedestrianised and is one of the principal shopping thoroughfares in the town .

Mansfield serves a catchment population of approx. 100,000 and provides a wide range of facilities including excellent shops, and markets, and has regular bus & train services to Nottingham and Worksop which are some 14 and 13 miles away respectively.

The town serves as the regional centre for north west Nottinghamshire and has excellent road access via the A38 and the A617 to Junctions 28 & 29 of the M1 Motorway which are both approx. 8 miles distance.

Description

Ashmead Chambers comprises first, second and third floor offices above the side entrance to Marks and Spencers, the Mark Leeson hair salon, British Heart Foundations, Xtra Care Charitable Trust and Petscene, next to the head office of Mansfield Building Society.

The offices were occupied by HMRC for many years and for the last nine years have been occupied by West Notts. College as a hair and beauty academy.

Some of the offices have central heating and air conditioning.

Accommodation

ENTRANCE LOBBY

Automatic door at ground floor level to ENTRANCE LOBBY with two staircases to the first floor and 5 person lift (400 kg) to the first second and third floors.

FIRST FLOOR

Landing

PLANT ROOM 12'6" x 13'4" (3.8 x 4.07)

CLEANERS CUPBOARD 8'5" x 4'6" (2.56 x 1.36)

With sluice

BOILER ROOM 9'11" x 8'3" (3.01 x 2.51)

With Ferroli gas fired boiler heating radiators

OFFICE 1 32'10" x 12'6" (10.01 x 3.8)

LOWER LANDING

GENTS WC

With two low level wcs, two vanity units

OFFICE 2 20'3" x 19'5" (6.18 x 5.92)

OFFICE 3 16'9" x 13'0" (5.11 x 3.96)

OFFICE 4 9'1" x 16'9" (2.78 x 5.1)

OFFICE 5 22'6" x 15'8" (6.85 x 4.78)

OFFICE 6 15'7" x 9'1" (4.76 x 2.78)

OFFICE 7 15'8" x 8'9" (4.77 x 2.67)

OFFICE 8 15'7" x 9'1" (4.74 x 2.78)

OFFICE 9 30'8" x 20'5" (9.34 x 6.22)

OFFICE 10 35'8" x 19'11" (10.87 x 6.08)

LADIES WC

With two low level wcs, two vanity units, central heating radiator.

SUMMARY OF FLOOR AREA

FIRST FLOOR 324.77 sq.ms 3496 sq.ft.

SECOND FLOOR LANDING

LOBBY

DISABLED WC

With low level wc, wash hand basin,

LADIES WC

With four low level wcs, four vanity units

RECEPTION AREA 20'7" x 19'11" max (6.28 x 6.07 max)

KITCHEN 9'4" x 12'3" (2.85 x 3.73)

OFFICE 1 20'7" x 7'1" plus 12'2" x 2'7" (6.28 x 2.16 plus 3.72 x 0.78)

DISPENSARY 16'2" x 7'3" plus 7'0" x 2'7" (4.92 x 2.21 plus 2.13 x 0.8)

GENERAL OFFICE 88'7" x 17'4" max (27 x 5.28 max)

OFFICE 3 82'3" x 17'11" min (25.06 x 5.46 min)

SUMMARY OF FLOOR AREA

Second Floor 361.57 sq.ms (3891 sq.ft.)

LANDING

DISABLED WC

With low level wc, wash hand basin

LADIES WC

With four low level wcs, five vanity units

CANTEEN 11'1" x 9'4" (3.38 x 2.85)

OFFICE 1 33'1" x 10'8" average plus 9'11" x 9'7" (10.09 x 3.24 average plus 3.01 x 2.92)

STORE CUPBOARD 5'3" x 6'8" (1.61 x 2.04)

ARCHIVES 15'5" x 8'6" (4.69 x 2.58)

OFFICE 2 9'2" x 15'5" (2.8 x 4.69)

OFFICE 3 15'4" x 22'7" (4.68 x 6.89)

OFFICE 4 8'11" x 15'5" (2.71 x 4.70)

OFFICE 5 36'8" x 21'6" (11.18 x 6.56)

OFFICE 6 45'4" x 19'11" (13.83 x 6.06)

OFFICE 7 19'9" x 8'8" (6.03 x 2.65)

OFFICE 8 19'11" x 8'11" (6.06 x 2.73)

OFFICE 9 26'1" x 20'0" (7.95 x 6.09)

SUMMARY OF FLOOR AREA

Third Floor 364.08 sq.ms (3919 sq.ft.)

TOTAL FLOOR AREAS

First Floor 324.77 sq.ms 3496 sq.ft.

Second Floor 361.57 sq.ms 3891 sq.ft.

Third Floor 364.08 sq.ms 3919 sq.ft.

Total 1050.42 sq.ms 11,306 sq.ft.

SERVICES

All main services are connected to the property but no tests have been undertaken to any of the installations.

LEASE

The offices are available to let on a new lease for a length of term to be negotiated, on a full repairing basis subject to an agreed Schedule of Condition.

RENTAL

Upon application. VAT is payable on the rent.

INCENTIVES

Incentives may be available by way of a reduced rent for the first year .

RATING

Local Authority: Mansfield District Council

We understand that the offices have a rateable value of £39,000 .

AGENTS

Joint Agents -

W A Barnes LLP and Innes England

VIEWING

Viewing to be arranged via appointment with 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.

