



**TO LET / MAY SELL**

# 4 THE VILLAGE, MAISIES WAY

**SOUTH NORMANTON, ALFRETON  
DE55 2DS**

**229 sq m (2,465 sq ft)**

**High quality self-contained offices**

- Established business park location
- 11 on-site car parking spaces
- Recently refurbished
- Easy access to J28, M1 and A38
- In close proximity to McArthur Glen Retail Outlet & Castlewood Business Park
- Fully air conditioned



**NG Chartered Surveyors**

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The Village, Maisies Way is an office development situated facing the A38, which provides good access to both Mansfield Town Centre and Junction 28 of the M1 which is approximately 1 mile from the subject property.

The Village development is within a stone's throw of East Midlands Designer Outlet and is close to the Castlewood Business Park development which has provided over 1.5 million sq ft of distribution and production space.

## DESCRIPTION

Unit 4 provides ground and first floor, high quality office accommodation, comprising a mix of open plan and cellular office space. The property has the following specification:

- Inset LED lighting
- Passenger lifts
- Floor box cabling throughout
- 11 car parking spaces
- Full intercom system
- Refurbished welfare and kitchen facilities
- Air conditioned throughout
- 24/7 on site security

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

	SQ M	SQ FT
Unit 4	229	2,465
<b>TOTAL NIA</b>	<b>229</b>	<b>2,465</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## EPC

The property has an EPC rating of 71 falling within Band C.



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

**THOMAS SZYMKIW**

07564-580300  
thomas@ng-cs.com

**CHARLOTTE STEGGLES**

07954-996197  
charlotte@ng-cs.com

## SERVICES

Electricity, water and mains drainage are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Please contact the sole marketing agents for additional information.

## TENURE

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed. Alternatively, a sale would be considered.

## RENT

**£30,825 per annum.**

The landlord will grant a significant rent-free period, dependent upon lease term agreed.

## PRICE

**On application.**

## SERVICE CHARGE

The tenant will contribute to the estate service charge, please contact the sole agent for additional information.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONDEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser in the event of a sale.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.