



The Willows, Ransom Wood Business Park, Southwell Road West, Mansfield, Nottinghamshire NG21 0HJ

Offices

- ▶ **Modern purpose-built office accommodation**
- ▶ **Suite 7 - 1,946 sq ft (180.8 sq m)**
- ▶ **Established Business Park in picturesque and secure surroundings with plentiful secure parking**
- ▶ **Restaurant/Café, crèche and leisure facilities on site**

For enquiries and viewings please contact:



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Location

The Ransom Wood Business Park enjoys a prominent location on Southwell Road West (A6191), one of the main arterial routes serving Mansfield and is situated approximately 1.5 miles south east of the town centre.

The Park is situated close to the junction of Southwell Road West with the A617 (MARR route) which provides rapid access (via the A38) to Junction 28 of the M1 motorway, approximately 8 miles to the west. To the east it links with the A614 which in turn provides access to the recently improved A46 and the A1 trunk road.

Description

The Ransom Wood Business Park is set in 70 acres of woodland providing a range of office accommodation in a variety of sizes, leisure amenities and green spaces.

The Willows is located in the centre of Ransom Wood close to the Park's restaurant / conference facility and comprises a modern purpose-built two storey office building. Each of the floors are arranged to provide four self-contained suites. The property provides a high quality working environment with a full height glass atrium providing a generous communal reception area with an abundance of natural light. The specification includes the following:

- Comfort cooling
- Raised access flooring
- Floor boxes incorporating both data and power points
- Suspended ceilings
- DDA compliant
- Shower facilities
- Plentiful secure car parking
- CCTV
- 24/7 access

Accommodation

	Sq M	Sq Ft
Suite 7	180.8	1,946
Total	180.8	1,946

Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available leasehold on flexible terms to be agreed.

Business Rates

A guide is available from the agents upon request.

Rent

Rent on application.

Service Charge

A service charge will be applicable, a guide is available from the agents upon request.

VAT

All sums are quoted exclusive of VAT if applicable.

EPC

The premises has an EPC assessment of C-69.

Viewings

By appointment with the sole agents.

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