



1 Leeming Street, Mansfield, Nottinghamshire NG18 1LU

Offices

- ▶ **Town centre offices totalling 1,024 sq ft**
- ▶ **Flexible lease terms available**
- ▶ **Close to bars/restaurants and other town centre amenities**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

The property is located in the central Market Place within Mansfield Town Centre. The town serves as a sub-regional centre of North West Nottinghamshire and is located approximately 14 miles north west of Nottingham, 13 miles south of Worksop and 12 miles south east of Chesterfield. The property is easily accessible via the A38 and A617, which in turn provide access to Junctions 28 & 29 of the M1.

Description

The property comprises 1st floor offices above an HSBC Bank, accessible off Leeming Street via personnel access/staircase. The property provides functional office accommodation, surrounded by a number of local amenities.

Internally the property is of a cellular configuration, accessed of a shared corridor with wc's. The floors are carpeted and we understand the property benefits from all mains utilities.

Accommodation

	Sq M	Sq Ft
First Floor	95.1	1,024
Total	95.1	1,024

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 first floor is available on a new full repairing and insuring lease for a flexible term.

Business Rates

Business Rates are payable, interested parties should contact the relevant billing authority.

Rent

£6,750 per annum exclusive

Service Charge

There is a service charge for the upkeep of shared areas, refuse collection, lighting of common parts, external lighting and external redecoration.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party to pay their own costs incurred.

EPC

The premises has an EPC assessment of E-123.

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