



**Ransom Hall, Ransom Wood Business Park, Southwell Road West, Mansfield, Nottinghamshire NG21 0HJ**

## **Serviced Offices**

- ▶ **Range of sizes in picturesque surroundings**
- ▶ **Established Business Park with leisure facilities**
- ▶ **Plentiful parking allocated at 1:200 sq ft occupied**
- ▶ **Suites from 100 sq ft to stand alone properties of 10,000 sq ft**

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 along with leisure facilities such as a crèche and a restaurant / café.

Ransom Hall comprises a two storey character property arranged in four wings surrounding a communal garden courtyard.

The offices provide a range of mixed sized cellular accommodation with carpet covered floors and solid ceilings with fluorescent strip lighting. There are wcs on each floor and a kitchenette on the ground floor.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	929	10,000

A range of sizes available with suites from 100 sq ft up to stand alone properties of 10,000 sq ft. Additional information on suite sizes can be obtained from the Agents upon request.

### 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

From information taken from the Valuation Office Agency (VOA) website, the ground floor has a current Rateable Value of £100,000 and is described as Offices & Premises. If the accommodation is split the property will require re-assessment upon occupation.

### Rent

Rent upon application.

### Service Charge

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

### VAT

All sums quoted exclusive of VAT if applicable.

### EPC

The premises has an EPC assessment of E-125.

Date Produced: 06-Jan-2021



