

On the instructions of
Peveril Securities Ltd

ROSEMARY CENTRE

ROSEMARY STREET • MANSFIELD • NG18 1QN

Image illustrating potential upgrade works



**TO LET FIRST AND SECOND FLOOR ACCOMMODATION
SUITABLE FOR LEISURE, GYM, BUSINESS, STORAGE,
INTERNET FULFILMENT**



LOCATION

The premises are situated on the west side of Mansfield town centre adjacent to the bus station and the Four Seasons Shopping Centre. Access is from the A6009 Rosemary Street via Walkenden Street and Union Street. Arterial road access from junction 28 M1 is via the A38 onto Rosemary Street.



UPPER LEVELS TO LET



ROSEMARY CENTRE

ROSEMARY STREET • MANSFIELD • NG18 1QN

THE PROPERTY

The Rosemary Centre was originally developed as a factory and warehouse for the textile industry but has not been occupied for this use for some time. The substantial brick built building is not listed but has architectural merit and the existing structure and fabric are capable of being occupied for a wide variety of uses. The ground floor comprises a number of retail units with occupiers including Iceland, Lloyds Pharmacy and Domino's Pizza. Car parking is available to the front and rear of the property with over 100 pay and display spaces at the rear under the control of the Landlord.

ACCOMMODATION

The accommodation is flexible with space available from c4,800 sq. ft. up to 29,000 sq. ft. Floor to ceiling heights range from 2.8m to 5.3m. Further details available on request.

Accommodation	Area (sq. ft.)	Area (sq. m)	Floor: Ceiling Height
First Floor	4,842	450	4m
Second Floor	29,034	2,697	2.8m (eaves) and 5.3m (ridge)

DESCRIPTION

The available accommodation is at First and Second floor above the retail units. Access to the upper floors is currently from the rear of the property accessed from the car park but refurbishment works could potentially provide additional access from the front. In addition there are service lifts and staircases from a covered despatch bay with three loading doors. The landlord may be prepared to provide some private parking in conjunction with the lease of the available accommodation.

TENURE

Available under a new lease, flexible terms to be agreed.

RATES

Rates may need to be reassessed subject to changes to the accommodation.
Note - all parties should refer any queries to the Local Authority.

EPC

An EPC will be provided upon completion of the fit out. Plans can be provided for occupiers.



Jack Ward
jward@innes-england.com



Richard Petyt
richard.petyt@knightfrank.com

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Innes England, Knight Frank, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500. August 2018.