

# TO LET



Mansfield Innovation Centre, Oakham Business Park, Hamilton Way, Mansfield, Nottinghamshire NG18 5BR

### **Serviced Offices**

- Flexible terms offered
- A range of suites available from 346 6,693 sq ft
- Conference/meeting room facilities available
- Super-fast broadband available

For enquiries and viewings please contact:



Ross Whiting 07921 948501 rwhiting@innes-england.com

01159 243243 innes-england.com





### INNES ENGLAND 🗦

MAKE A GREAT DECISION

# TO LET

#### Location

The property is located within the popular Oakham Business Park, a short distance from Mansfield Town Centre and with excellent access to the A38 dual carriageway, Junction 28 of the M1 and A1.

#### Description

The property benefits from a staffed reception area on the ground floor with a range of administrative services available. Each suite includes CAT-5 perimeter trunking for power and data, carpet covered floors and gas central heating. Associated communal WC's are provided on each floor, with a communal kitchenette on each floor. There is also a passenger lift which serves all floors. The property offers free, unrestricted customer parking.

All customers have the option to access business growth coaching from the on-site Business Growth Coach at no additional cost.

Additional options available include conference/meeting room facilities for up to 40 delegates, flexible, super-fast broadband and VOIP telephone packages, franking service and mail collection by the Royal Mail.

#### Accommodation

	Sq M	Sq Ft
Office 18 - Ground Floor	32.1	346
Office 20 - 1st Floor	37.5	404
Office 21 - 1st Floor	40	431
Office 24 - 1st Floor	71.9	774
Office 28/29 - 1st Floor	75.3	811
Office 32 - 1st Floor	62.3	671
Office 33 - 1st Floor	97.5	1,049
Office 34 - 1st Floor	86.4	930
Office 35 - 1st Floor	79.7	858
Office 40 - 1st Floor	38.9	419
Total	621.8	6,693

#### **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 licence fee will be inclusive of business rates and utilities.

The suites are available on a flexible licence to offer easy in/out terms.

#### Rent

Rent upon application

#### VAT

All sums quoted exclusive of VAT if applicable.

#### **Legal Costs**

Suites are offered on a licence rather than a lease, and therefore legal costs are not normally applicable.

#### **Viewings**

Viewings are by appointment via sole agents Innes England.

Date Produced: 20-Sep-2023

Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



# TO LET

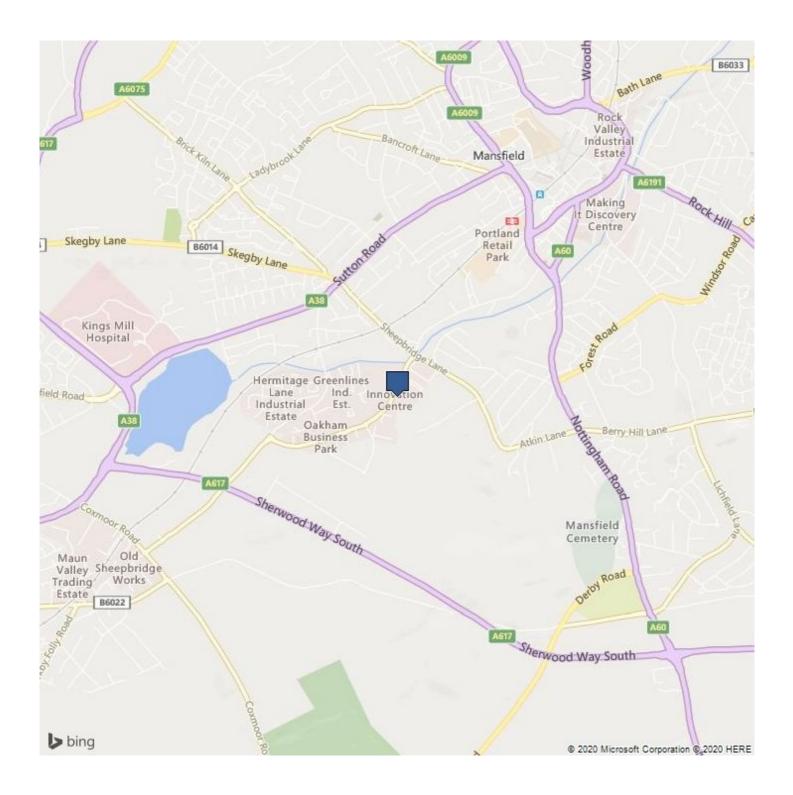




Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



## TO LET



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE