

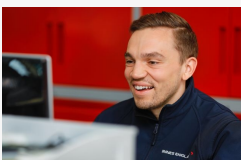


**Mansfield Innovation Centre, Oakham Business Park, Hamilton Way,
Mansfield, Nottinghamshire NG18 5BR**

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

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



