

Robert Ellis

look no further...



Mansfield Road,
Eastwood, Nottinghamshire
NG16 3AR

£700 PCM

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A great opportunity has arisen to let a newly refurbished first floor commercial office suite in a highly prominent town centre location.

Located in a prominent detached building in the centre of Eastwood, this eye-catching premises is ideal for a range of uses, previously as offices, but could equally be used by accountants, surveyors, estate agents, consultants, therapists, beauty practitioners, training providers and other professional businesses.

Suite 4 offers approximately 63SQM of useable space and is arranged over THREE individual rooms including its own newly fitted kitchenette and small breakout area.

Shared communal rest room facilities with separate male and female WC facilities, both fitted with hand dryers.

The building benefits from its own private car park where there is a fair use policy in place with 2 spaces for each unit. Adjacent to this is a public car park, ideal for visitors. Adjacent to Morrisons and on a busy junction, and therefore highly visible to attract passing trade, depending upon the nature of the business occupying.

Intercom with remote door release, allowing admission of visitors without leaving the office. The building is central heated throughout, double glazed and there are suspended ceilings to all rooms with LED lighting, offering a white box for any incoming tenant to trade immediately.

Available immediately. Viewings can be arranged through the Agent.

COMMUNAL ENTRANCE LOBBY

Secure keypad entry system and stairs leading to the first floor.

COMMUNAL FIRST FLOOR LANDING

Access to communal staff restroom facilities.

CENTRAL CORRIDOR

Radiator, double glazed window.

SUITE 4

Offering 59.5 SQM of overall useable space, sub-divided and comprising a central lobby area and small breakout room.

SMALL BREAKOUT ROOM

11'5" x 6'6" (3.5 x 2)

Giving access to kitchenette.

KITCHENETTE

4'3" x 6'5" (1.31 x 1.98)

Newly fitted range of units with work surfacing and stainless steel sink unit. Under-counter fridge.

ROOM ONE

14'10" x 12'7" (4.53 x 3.84)

Offering approximately 17sqm of useable space, grid suspended ceiling with LED lighting, radiator, two double glazed windows.

ROOM 2

12'5" x 7'4" (3.81 x 2.24)

Offering 8.6sqm of useable space, grid suspended ceiling with lighting, radiator, double glazed window.

ROOM 3

12'5" x 10'3" min (3.81 x 3.14 min)

Offering approximately 12sqm of useable space, grid suspended ceiling with LED lighting, double glazed window.

ATTIC STORAGE

Suite 4 has the option to let additional attic storage space offering around 67sqm overall, sub-divided into three compartments, lighting and power facility. Occasional access is required for the landlord to service the heating system.

COMMUNAL STAFF REST ROOM FACILITIES

Inner lobby to Ladies and Gents toilets.

OUTSIDE

The building is accessed from the pavement to the front or via the private courtyard car park for the building, where there is a fair use car parking facility with 2 spaces for each unit. In addition to this, there is an adjacent public pay and display car park for customers which we understand is a nominal £1 per day.

VAT

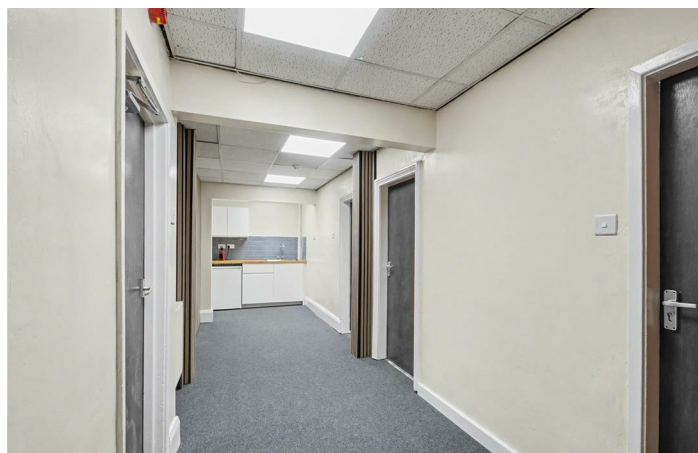
The rent is subject to VAT.

TERMS

The suites will be available on a new internal repairing lease, term to be negotiated.

SERVICE CHARGE

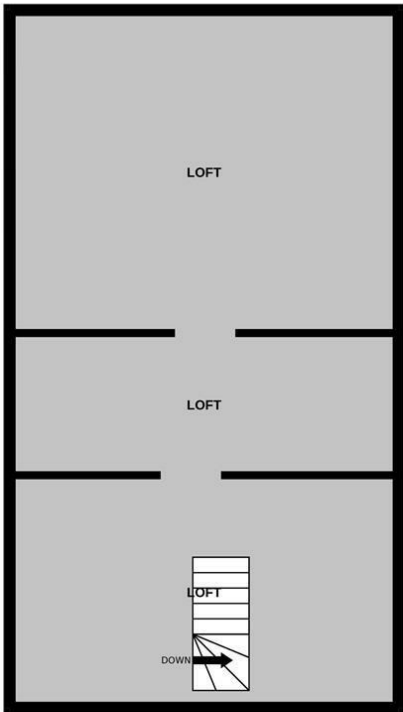
A service charge is payable for the upkeep of the communal areas and towards the heating and water costs, this is approximately £50-£60 PCM. The units are responsible for their own electricity bill and communications.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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