



No 4, Acorn Business Park Commercial Gate,
Mansfield, NG18 1EX

Asking Price £280,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern open plan office accommodation
- Business park environment
- Large window openings - especially light and airy
- First floor offices, storage and kitchen
- 999 year long leasehold from 31 October 1989
- Six parking spaces
- Centrally situated in Mansfield
- Ground floor reception and offices
- Ideal for a SIP purchase
- Early vacant possession date available

Modern Light and airy office accommodation on two floors 1,590 sq ft approximately. There are six car parking spaces and the property is centrally situated in a business park environment convenient for Mansfield town centre, the M1 trunk road and East Midlands Airport.

The ground floor reception and offices provide 716 sq ft approximately. The first floor offices provide 742 sq ft approximately. In addition there is storage, kitchen and toilet facilities. This modern building has expansive window openings providing light and airy accommodation and a pleasant working environment. There is a reverse cycle air conditioning system, ground floor security window shutters and double glazing.

Mansfield located in north Nottinghamshire has transitioned from a traditional industrial base centred on coal mining, textiles and manufacturing into a diverse , commercial centre with a growing emphasis on logistics, high tec sectors and professional services. Mansfield serves as a key industrial hub in the East Midlands.

The property provides the following accommodation:

RECEPTION HALL

15'10 x 14'9 (4.83m x 4.50m)
(measured into the bay)

Entrance hall, tiled floor and staircase to the first floor.

GENTS WC

With low suite WC, basin, half tiled walls and tiled floor.

LADIES AND DISABLED WC

Close couple WC, basin, half tiled walls, tiled floor and radiator.

OFFICE RECEPTION

19'2 x 9'6 (5.84m x 2.90m)
(overall measurements)

Double panelled radiator, cupboard containing electric meters.

OFFICE

11'5 x 9'6 (3.48m x 2.90m)
Double panelled radiator.

OFFICE

21'3 x 20' (6.48m x 6.10m)

Three double panelled radiators, cupboard with kitchen facilities including a two ring electric hob and wash basin and base cupboard.

Cupboard with ATAG gas fired central heating boiler, installed just over five years ago.

FIRST FLOOR

Stairwell and window bay with exposed brick wall feature.

FIRST FLOOR LANDING

OFFICE

20'8 x 20'3 (6.30m x 6.17m)

(plus 11'1 x 12'10)

(plus window bay measuring 6'1 x 4'8)

Three radiators.

OFFICE

16'2 x 10' (4.93m x 3.05m)

Radiator.

KITCHEN

14'8 x 6'9 (4.47m x 2.06m)

Radiator.

EXTERNALLY

Six parking spaces. The business park has secure fencing and CCT.

RATEABLE VALUE

Ground Floor £7,600

First Floor £9,200

Let separately each floor may qualify for Small Business Rate Relief.

Occupied as a whole the building should be re-assessed for rating purposes.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is held under a 999 year lease from 31 October 1989 . The current ground rent/ service charge is £318 per quarter.

POSSESSION

Vacant possession will be given on completion.

VIEWING

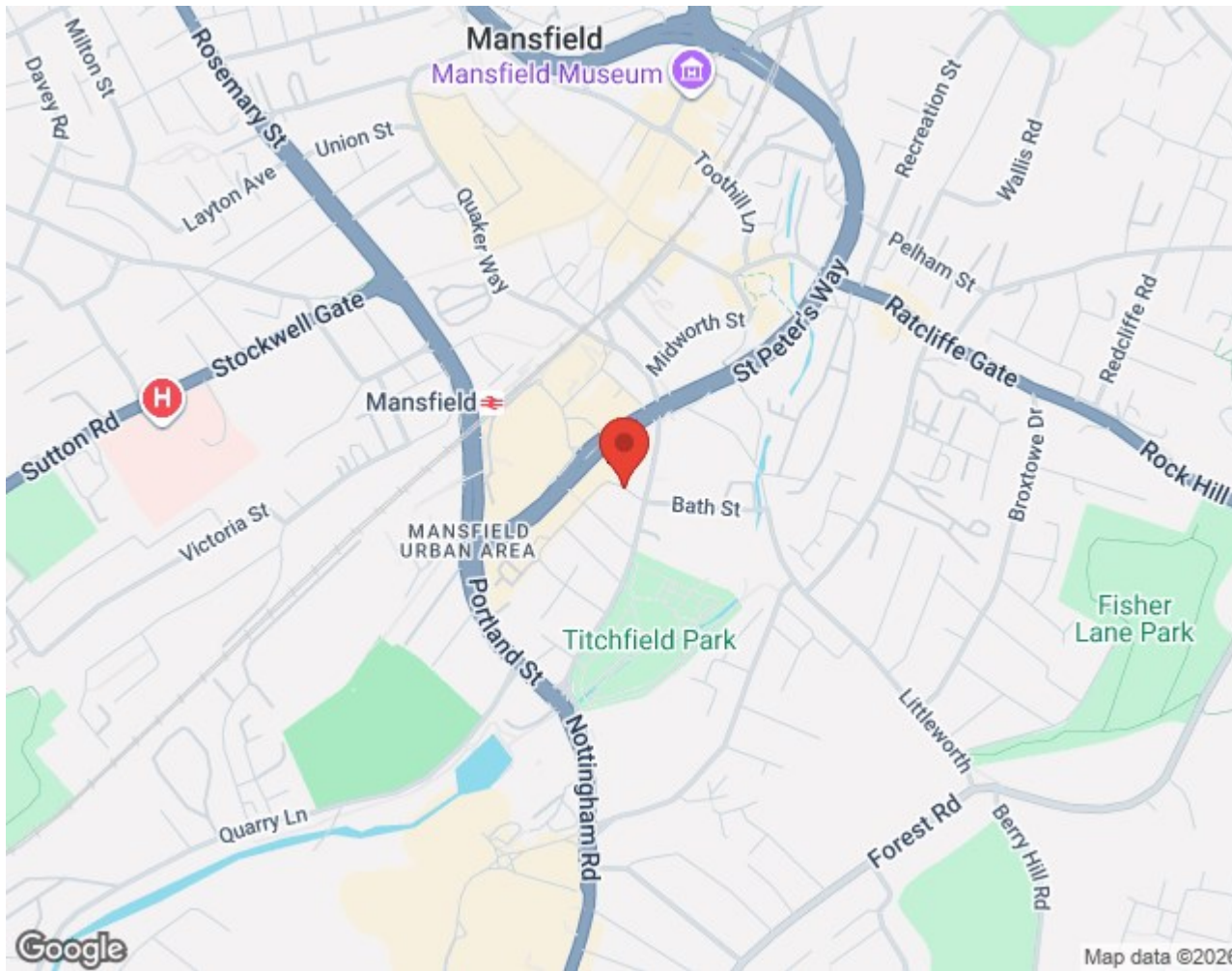
Strictly by appointment with the selling agents.











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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



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