



First Floor Offices, 5 High Street, Mansfield Woodhouse
NG19 8BB

#1239790/2026D

First Floor Offices, 5 High Street

Mansfield Woodhouse, NG19 8BB



Agreement

To Let



Detail

Office Suite



Rent

£9,000 pax



Size

154 sq m (1,657 sq ft)



Location

Mansfield Woodhouse,
NG19 8BB



Property ID

#1239790/2026D

For Viewing & All Other Enquiries Please Contact:



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MSc

Surveyor

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Property

The subject property comprises a large first floor office space overlooking Mansfield Woodhouse High Street.

Internally, the premises benefit from carpeted flooring and painted plastered walls, with modern LED strip lighting throughout.

The property has a good amount of natural light, one allocated parking space, separate male and female WCs and a kitchenette.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	154	1,657

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Mansfield Council
Description: Office and Premises
Rateable value: £9,600

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£9,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

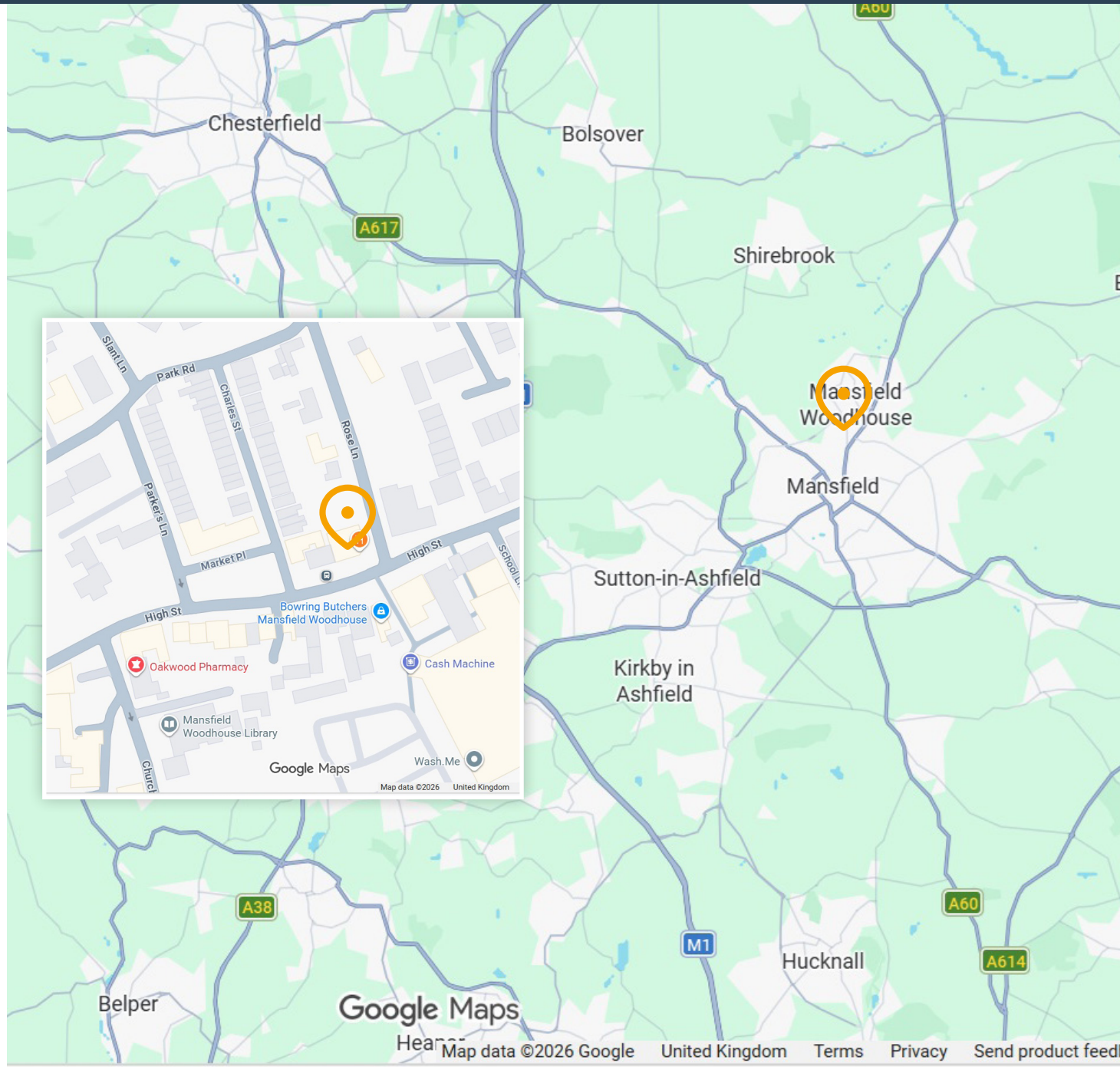
Location

The property occupies a prominent position on the High Street, which sits adjacent to the popular Mansfield Woodhouse Shopping Centre.

The area is home to a number of other retailers and offices, in addition to a Morrisons supermarket, including a café, Ladbrokes and the Angel Public House.

Mansfield Woodhouse is a growing suburb of Mansfield with a recorded population in excess of 19,500 according to the 2021 Census.

Mansfield (including Mansfield Woodhouse) is one of Nottinghamshire's largest towns, with a catchment population of circa 110,500. The town is located approximately 15 miles north of Nottingham, 24 miles southeast of Sheffield and 23 miles north of Derby.





Google Maps



First Floor Offices 5 High Street Mansfield Woodhouse

