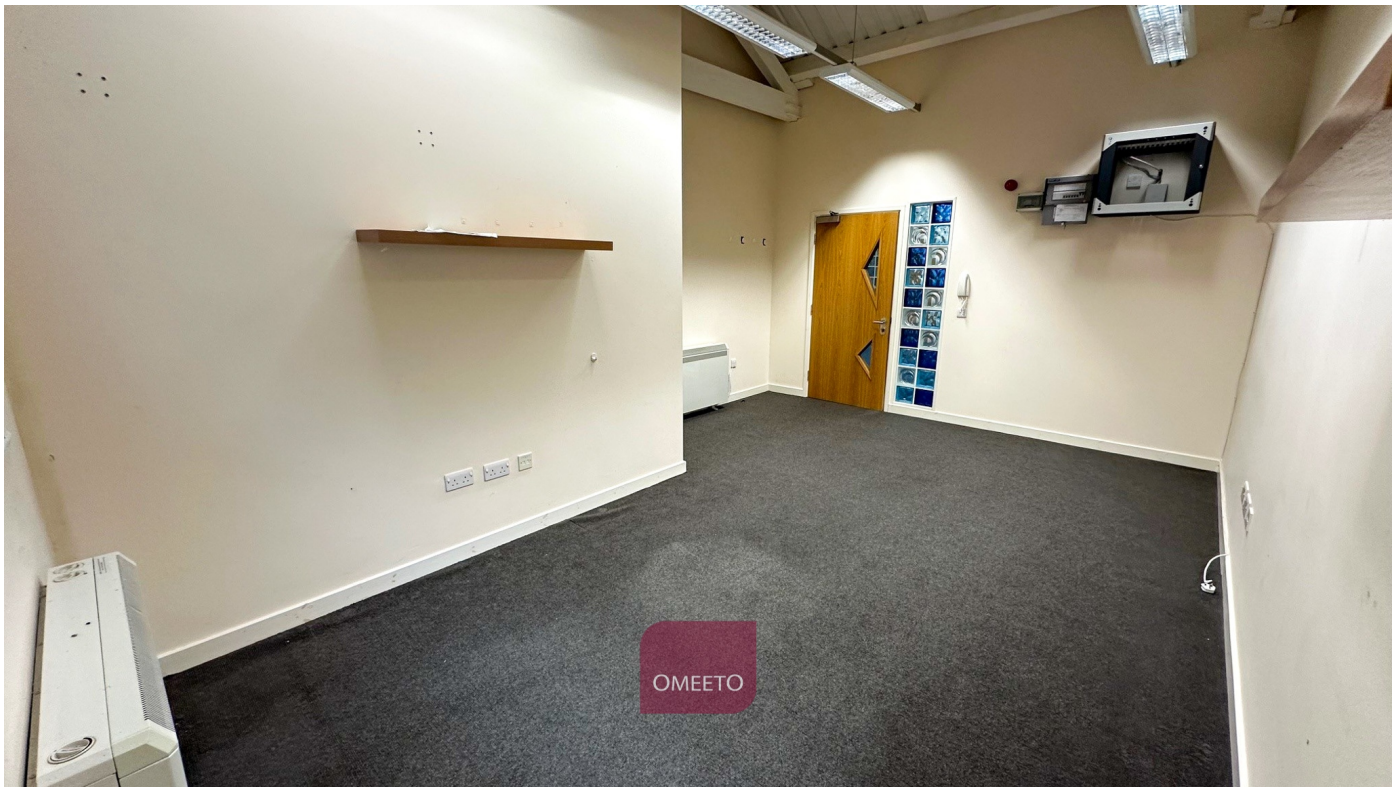


CREATIVE SUITE, TO LET

1 CREATIVE SUITE, PLEASLEY BUSINESS PARK

Pleasley Vale, Bolsover, NG19 8RL



KEY FEATURES

- Rent: £180.00 per month
- 228 Sq Ft (21.18 Sq M)
- First Floor Offices
- Shared Kitchen and WC facilities
- 24 hours access
- Extensive car parking facilities
- Manned Reception (Mill 1)
- Onsite catering van

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LOCATION

Pleasley is in the Bolsover district of Derbyshire, approximately 3 miles northwest of Mansfield and 9.4 miles southeast of Chesterfield.

Pleasley Vale Business Park is situated 1.4 miles north east of Pleasley and accessed via Outgang Lane. The business park has been created by the conversion of three historic mills into an excellent range of office, workshop and industrial units with onsite cafe. The business park enjoys a stunning countryside setting with woodland and mill lakes.

Just 4.5 miles east of J29 of the M1 motorway.

What3Words Location: lipstick.toads.distanced

DESCRIPTION

Easy in easy out, creative suite in established business park. Modern workspaces with onsite food services and excellent parking. The creative suites provide a range of first floor offices with shared kitchen and WC facilities. Suitable for a range of professional or creative uses. Accessibility lift available to access the first floor.

Extensive car parking (across several car parks) operated on a first come first serve basis.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	228	21.18

PLANNING

The property has been used under Classes E and of the Town and Country Planning (Use Classes) Order 1987 (as amended) and is suitable to a range of professional uses.

SERVICES

Each suite benefits from a sub metered electricity supply with each tenant being recharged accordingly for electricity used.

Tenants are responsible for payment of any business rates (if applicable).

SERVICE CHARGE

Service charge is payable and calculated at 15% of the rent. The service charge is a contribution towards the cost of 24 hour security via CCTV (monitored remotely out of hours and at weekends), reception service, water in shared areas, cleaning and maintenance of common and external areas and car parks.

on Application.

TENURE

Offices to let by way of an easy in, easy out internal repairing and insuring lease for a period of 5 years. Minimum term is 9 months with a tenant break operable after 6 months with 3 months' notice.

No pets allowed in the building.

RENT

The premises is available to rent for £180.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

TBA

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

10-Sep-2024

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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IMPORTANT NOTICE

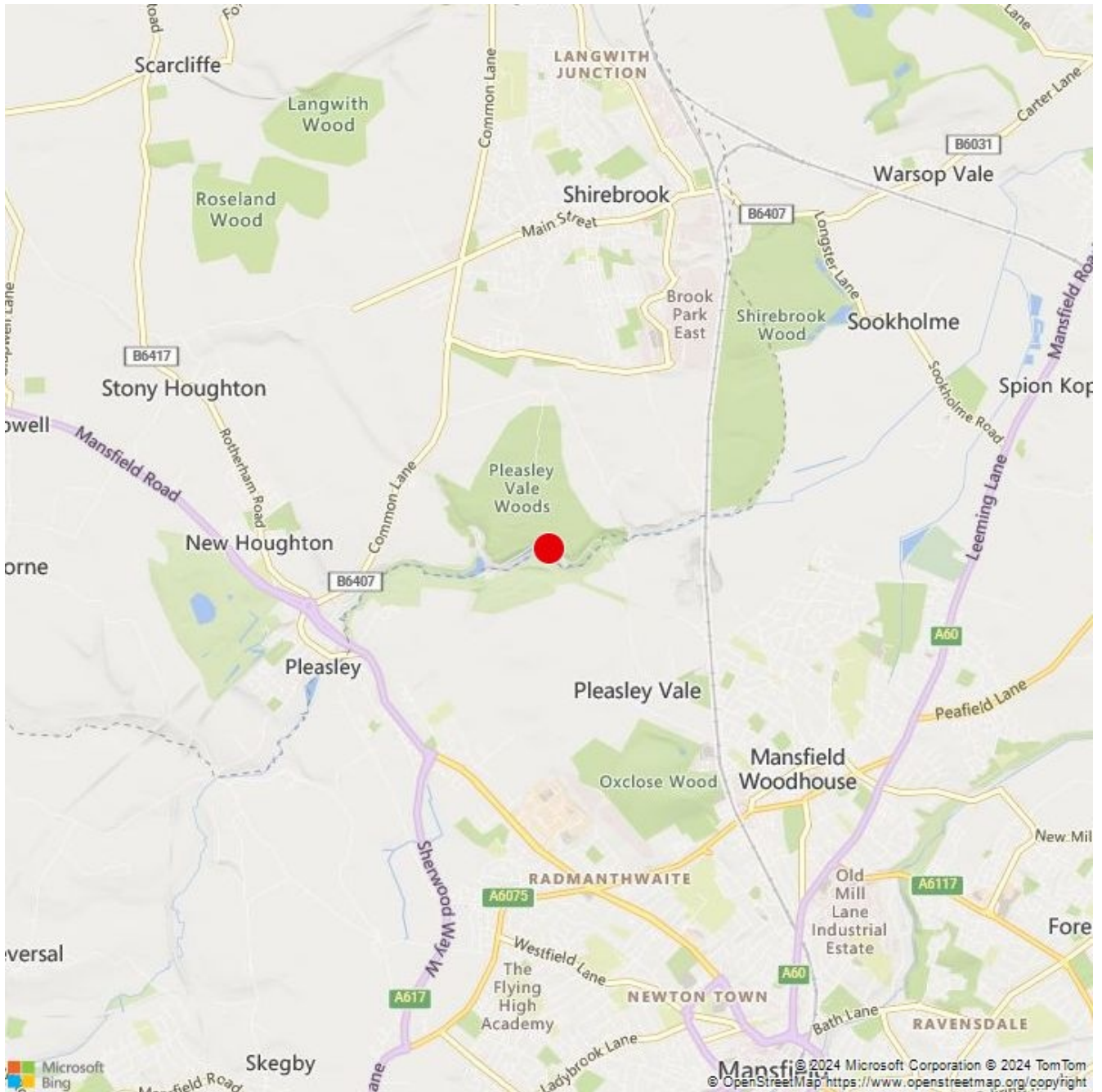
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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