

MULTI-USE WORKSPACE

Unit 2, 45 Hermitage Lane
Mansfield
Nottinghamshire

RATES FREE (STQ)

SAT NAV REF:

NG18 5HF (Rates NG18 5HB)



- Ground Floor multi-use/workspace off Hermitage Lane in Mansfield
- Adjacent Mansfield Canine Centre and to the rear of RE Spencer and Cash & Carry Windows.
- Unit 2 – 122 sq m (1,313 sq ft)
- **NEW IRI LEASE FOR 3 YEARS+**
- **RENTAL - £750 PCM PLUS VAT**

TEL: **0115 986 3555**



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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The property is situated off Hermitage Lane to the West of Mansfield Town Centre in an established commercial location. The property is accessed directly off Hermitage Lane, set behind Industrial premises occupied by re Spencer and Cash & Carry Windows.

To the South is Cemex Readymix Concrete Plant abutting the River Maun and to the North the Railway line.

Diagonally opposite the entrance is Abbey Park with occupiers including Travis Perkins, Hi-Q Hire, Yess Electrical, Tru Plastics and Screwfix.

Units 1 & 5 are occupied by Jephsons Shopfitters and Units 3-6 Mansfield Canine Centre



DESCRIPTION

Single storey detached multi-occupied building with Unit 2 front left and self-contained. Shared gated secure site with re-surfaced private access road and shared car parking. Brick elevations with profile clad frontage and metal profile clad roof with scattered translucent roof lights.

Unit 2 comprises the main entrance up 3 steps to the front into open plan workspace area with good natural light. Floor to ceiling height of

circa 2.47 metres. We understand the front glazed doors are to be replaced by the landlords. Electric heating to be supplied by tenants.

Doorway through to rear workspace with profile clad mono pitch roof 3.2 metres lower rising to 3.69 metres. Kitchenette with base unit and stainless-steel sink. Separate WC and wash Basin off. Partitioned fire corridor.

ACCOMMODATION

Unit 2 GIA - 122 sq m (1,313 sq ft)

Outside – General parking (first come first served) and circulation space.

RENTAL

Unit 2 - £750 pcm (£9,000 per annum exclusive)

LEASES

New minimum 3 years lease. The lease to be internal repairing and plus buildings insurance. There is no service charge to be levied.

RATING ASSESSMENT

The premises are assessed as follows:

Rateable Value (2026) -£6,600

Please note that Rateable Values under £12,000 occupied parties may qualify for 100% Small Business Rate Relief (subject to occupier status)

PLANNING

We understand that the premises are a former Textile and Print Factory with the original buildings dating back to the 1950s with later additions and upgrades.

The September 2020 use class changes allowed for workshop uses under the old B1 To be part of the E class and the landlord would consider a range of uses (Subject to planning if required)

The Local Authority is Mansfield District Council and interested parties are asked to make enquiries with the Local Planning Authority. Telephone no: 01623 463463.

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) Building or Fire Regulations.

RENT BOND

The tenants will be required to lodge a minimum quarter rent bond to be held during the lease.

BUILDINGS INSURANCE

The landlords insure the buildings as a whole and re-charge the building insurance premium (being a fair and reasonable proportion) for the unit annually in advance.

VAT

The rental and buildings insurance rent will be subject to VAT. However, the position with regard to VAT is reserved at all times.

LEGAL FEES

The incoming tenants to be responsible for £600 + VAT of landlords' legal costs abortive or otherwise.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as D98 to 27th January 2029.

A copy of the Energy Performance Certificate and Recommendations Report are available upon request.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID/Address will be required and confirmation of the source of funding from the successful tenant.

VIEWING

Strictly by appointment through the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555

Philip Westin-Hardy 07771 754384

Email: philip@newwest.co.uk

PNW/1891/10.26





Energy performance certificate (EPC)

Unit 2
45 Hermitage Lane
MANSFIELD
NG18 5HF

Energy rating

D

Valid until: 27 January 2029

Certificate number: 0250-0031-4549-0029-7002

Property type

B1 Offices and Workshop businesses

Total floor area

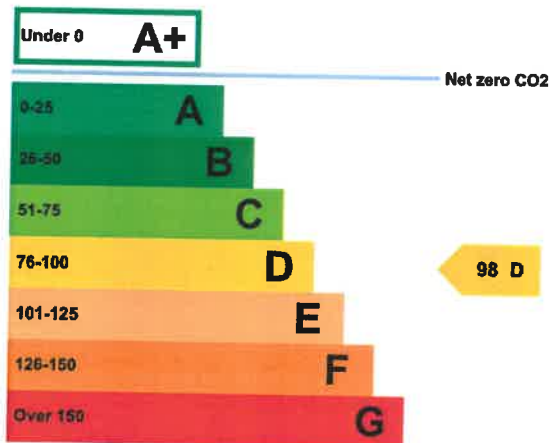
68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

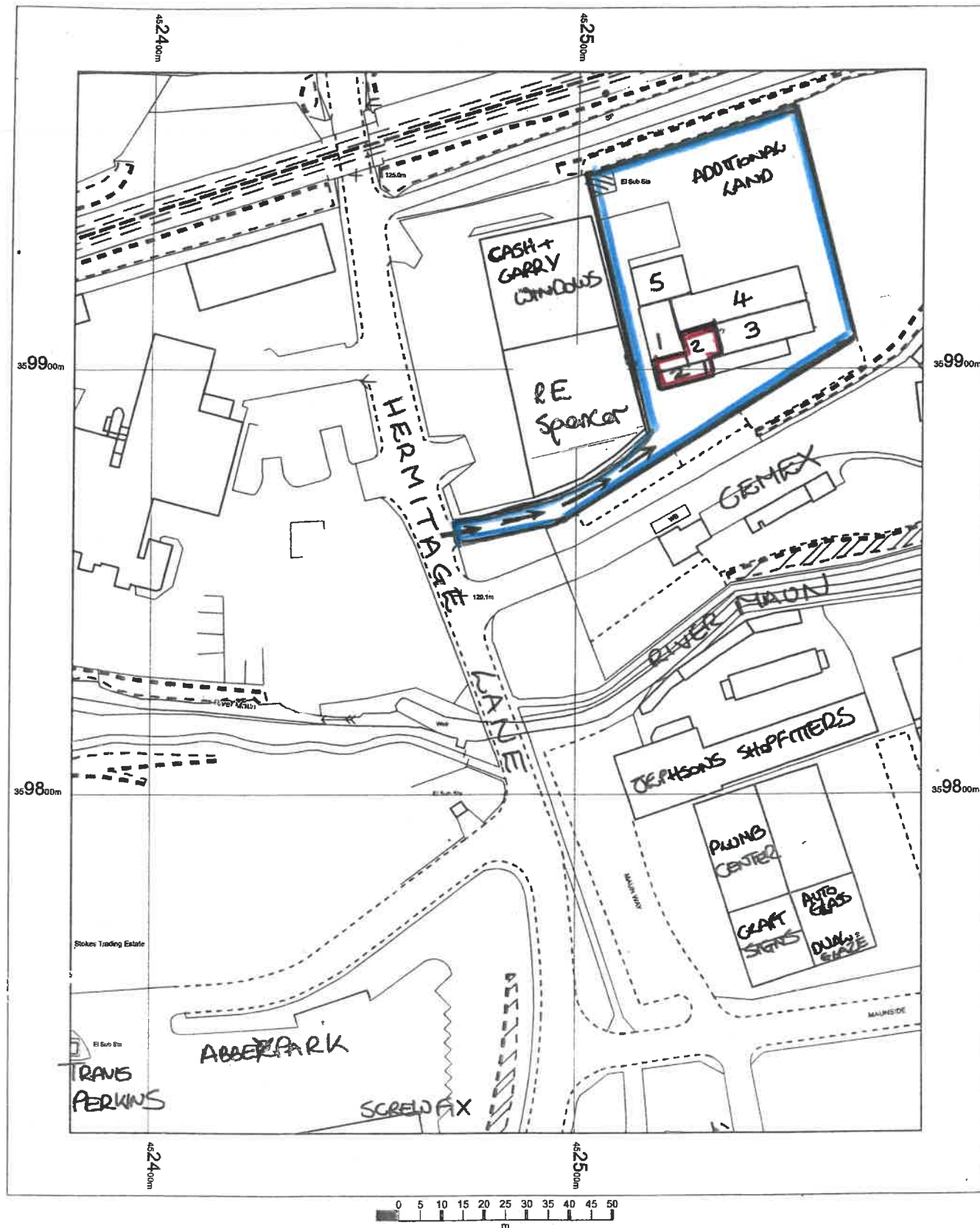
Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

61 C



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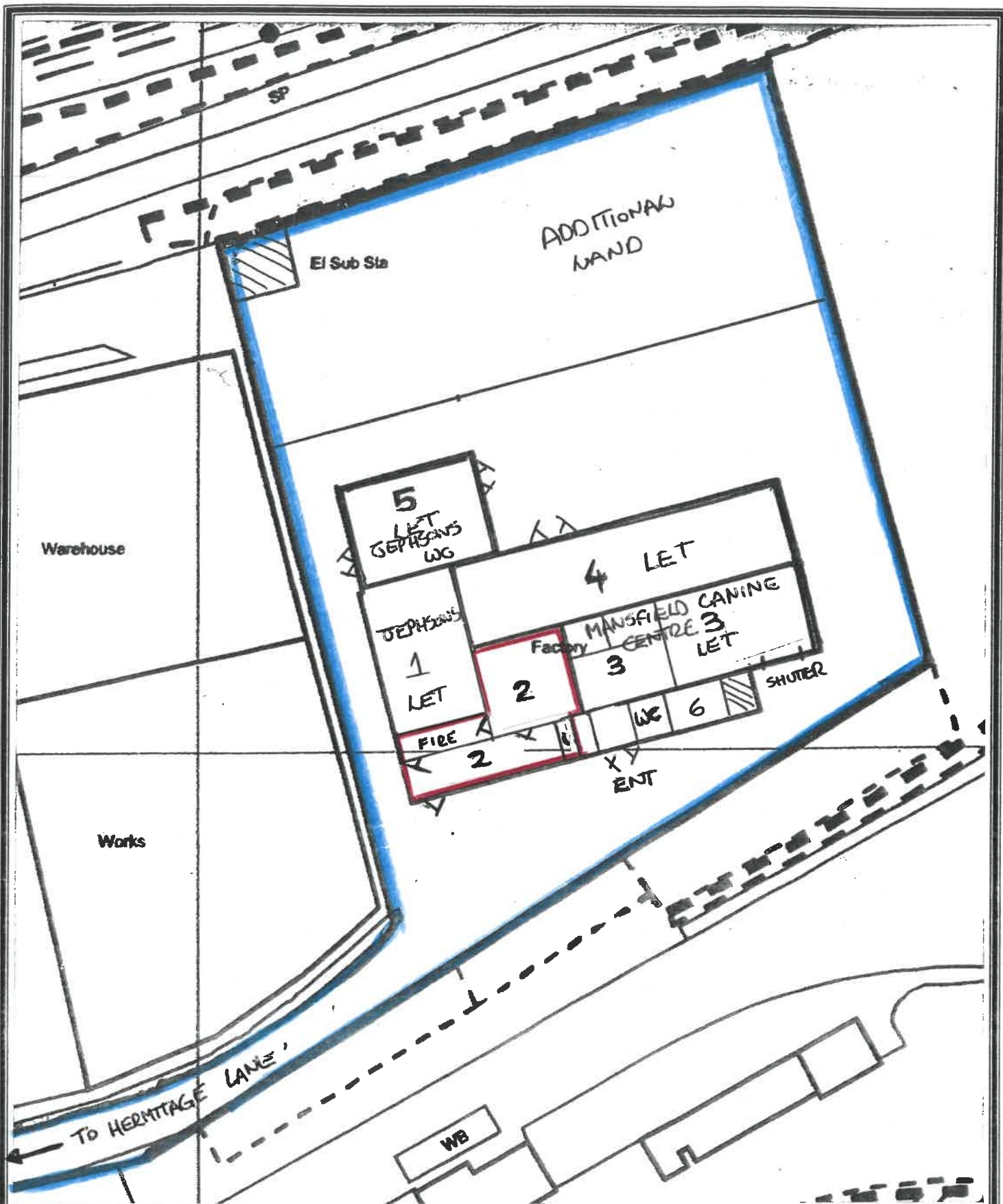
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Not to Scale

NEW WEST

CHARTERED SURVEYORS

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