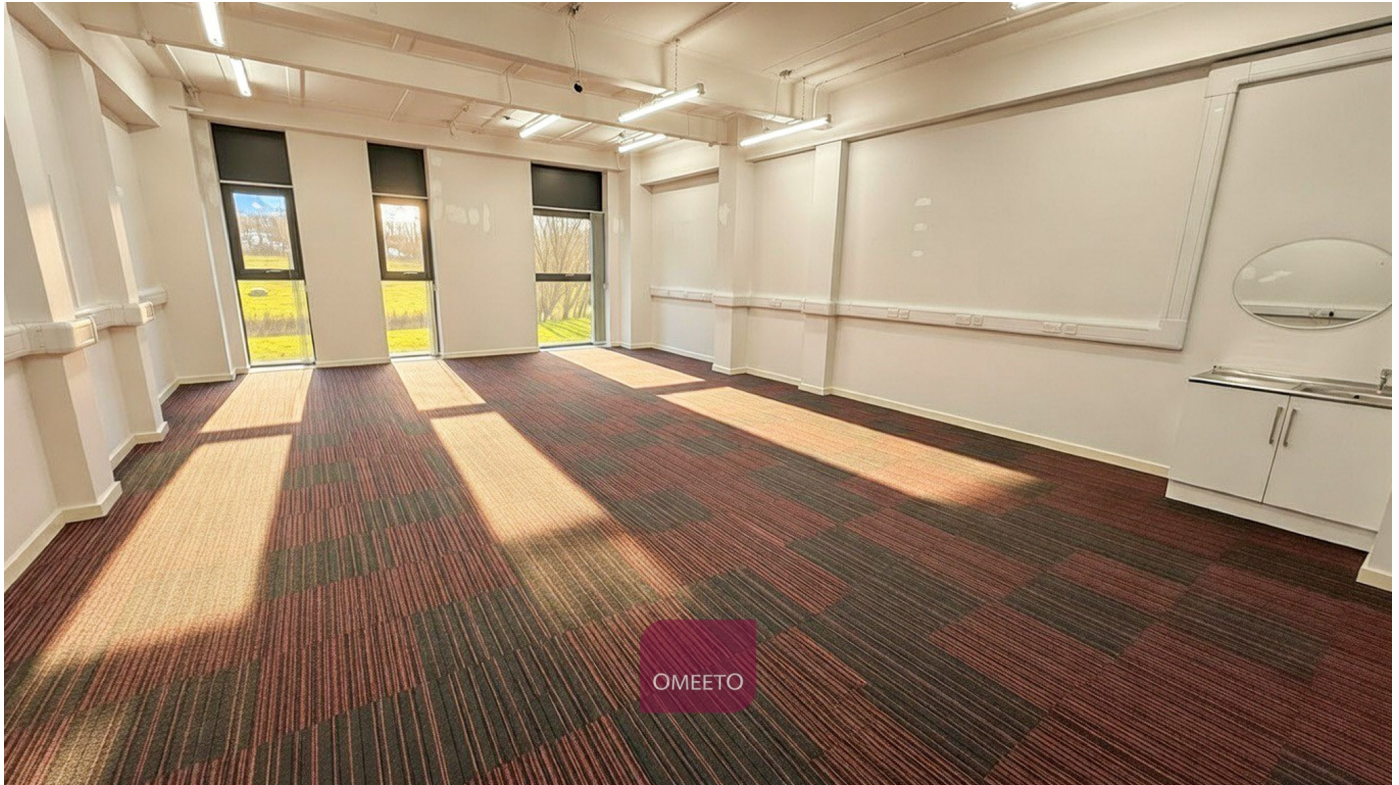


STUDIO, TO LET

STUDIO 16 THE TANGENT BUSINESS HUB, WEIGHBRIDGE ROAD

Shirebrook, Mansfield, NG20 8RX



KEY FEATURES

- Rent: £925.00 per month
- 764 Sq Ft (70.98 Sq M)
- Located in prestigious business centre
- Workshop for light assembly and creative uses
- With tea point and shared kitchen & WC facilities
- 120 on-site car parking spaces
- Manned reception
- Meeting rooms and conference suites available

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LOCATION

Shirebrook is in the Bolsover district of Derbyshire, approximately 5.6 miles north of Mansfield and 11 miles east of Chesterfield.

The Tangent Business Hub is located 0.6 miles south east of Shirebrook Town Centre and accessed via Weighbridge Road. It is a predominantly commercial location with nearby occupiers to include the Sports Direct Distribution Centre, Evans Cycles and Flannels. A good range of amenities to include an Aldi, High Street shops, restaurants and professional services are located in the nearby Shirebrook town centre.

Good public transport links are close by. There is a bus stop within walking distance and Shirebrook train station is just 0.9 miles (1.4 km) to the north.

Commuter links are provided by the A617 which connects with J29 of the M1 7 miles to the west and with Mansfield to the east.

DESCRIPTION

Creative studio office space in prestigious business centre with manned reception. Excellent Parking. Finished with tea point, underfloor heating, perimeter trunking, LED lighting, telecoms, high speed internet (2mbps guaranteed), CCTV to external and common parts.

The centre benefits from a manned reception (week days), informal meeting & breakout space, bookable conference rooms, showers and fully fitted kitchens. Externally there is a barrier controlled car park providing 120 spaces operated on a first come first serve basis.

The studio/workshop does not have loading doors so are suited to light assembly and creative industries.

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	764	70.98

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

Rateable Value: £6,900

TENURE

Studio to let by way of a easy in, easy out internal repairing and insuring lease for a period of 5 years. There is a tenant break operable after 6 months at any time with 3 months' notice. Rent includes a contribution towards the cost of a meet and greet reception, security, CCTV, water in shared WC's, kitchens and showers, repairs/maintenance of common and external areas, underfloor heating and car parking.

Each suite benefits from a sub metered electricity and water supply with the tenant being recharged. A telephone line and one handset is included in the rent, additional handsets are available at £3.50 plus vat per handset per month. Wifi can be activated for a one off charge of £40+VAT. Tenants are responsible for payment of any business rates (if applicable).

RENT

The premises is available to rent for £925.00 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

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VIEWING

Please contact us or visit www.omeeto.co.uk 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

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PARTICULARS UPDATED

18-May-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

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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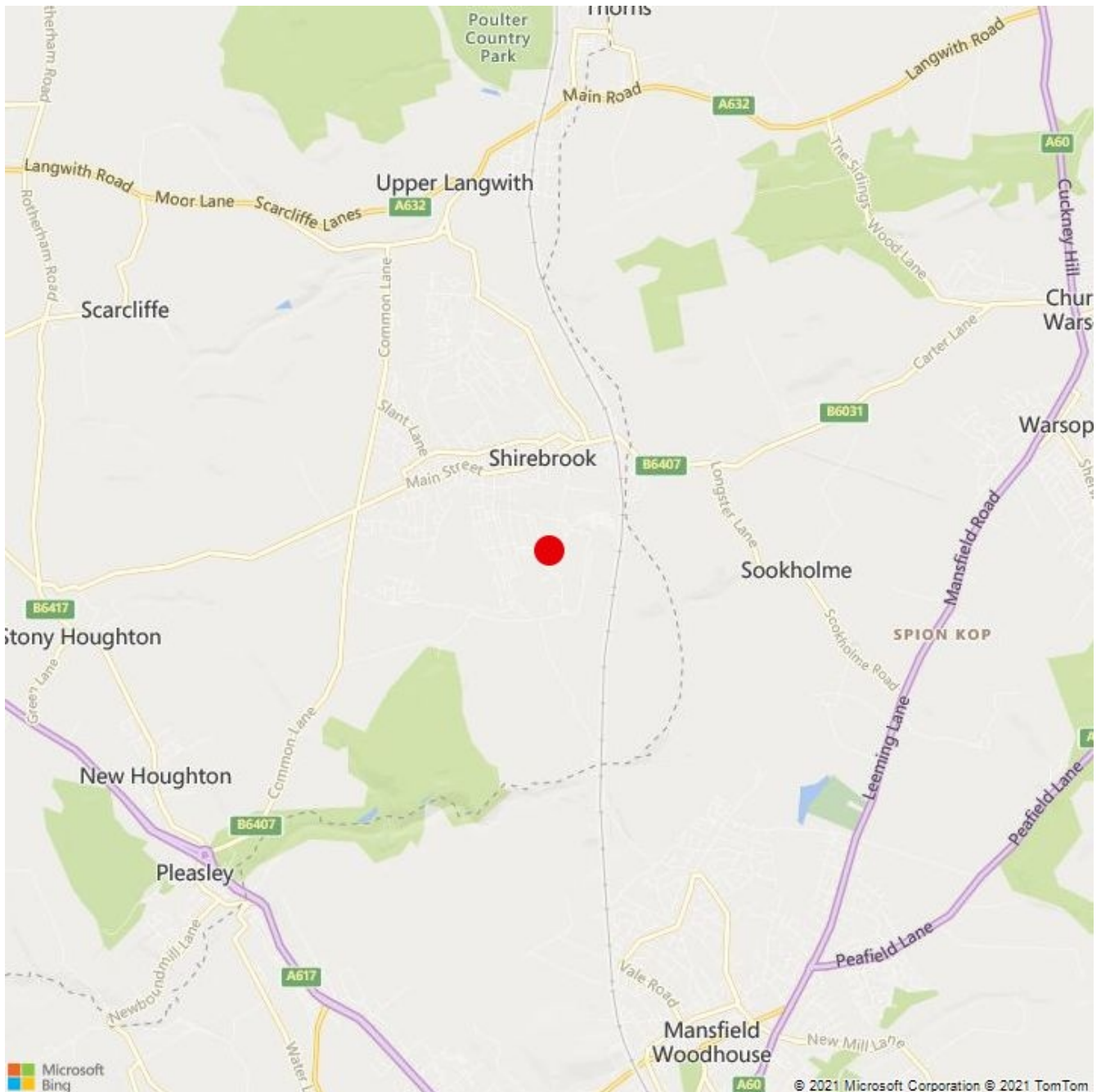
IMPORTANT NOTICE

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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