

SERVICED OFFICE, TO LET

18 THE TANGENT BUSINESS HUB, WEIGHBRIDGE ROAD

Shirebrook, Mansfield, NG20 8RX



KEY FEATURES

- Rent: £6,480 per annum
- 495 Sq Ft (45.99 Sq M)
- Superb Office
- Excellent Parking
- Some bills included
- Manned reception
- Meeting rooms & conference suites available to hire
- First floor office with lift access

OMEETO DERBYSHIRE

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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

Modern office with parking. Easy in, Easy out agreements. Semi-inclusive rent. Superbly fitted with underfloor heating, LED lighting, fresh air ventilation, telecoms, high speed internet, CCTV to external and common parts.

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

Office 18 is located on the First Floor.

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	495	45.99

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.

SERVICES

The suites are offered on an "inclusive" rental basis. Rents include 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 carparking.

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

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

TENURE

Office 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

The premises is available to rent for £6,480 per annum.

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

A(25) a BREEAM Excellent Building

VIEWING

Please check our website for a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agency. 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

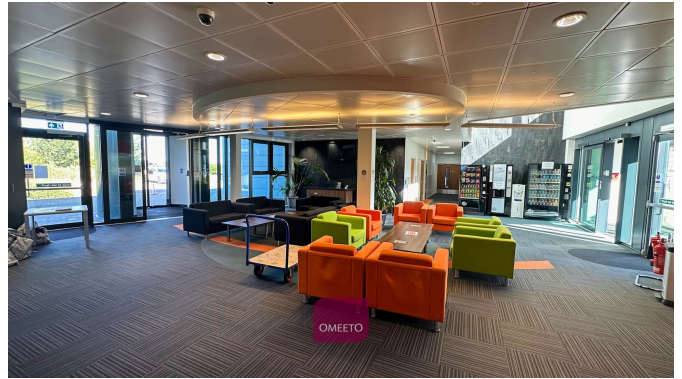
29-Jun-2026

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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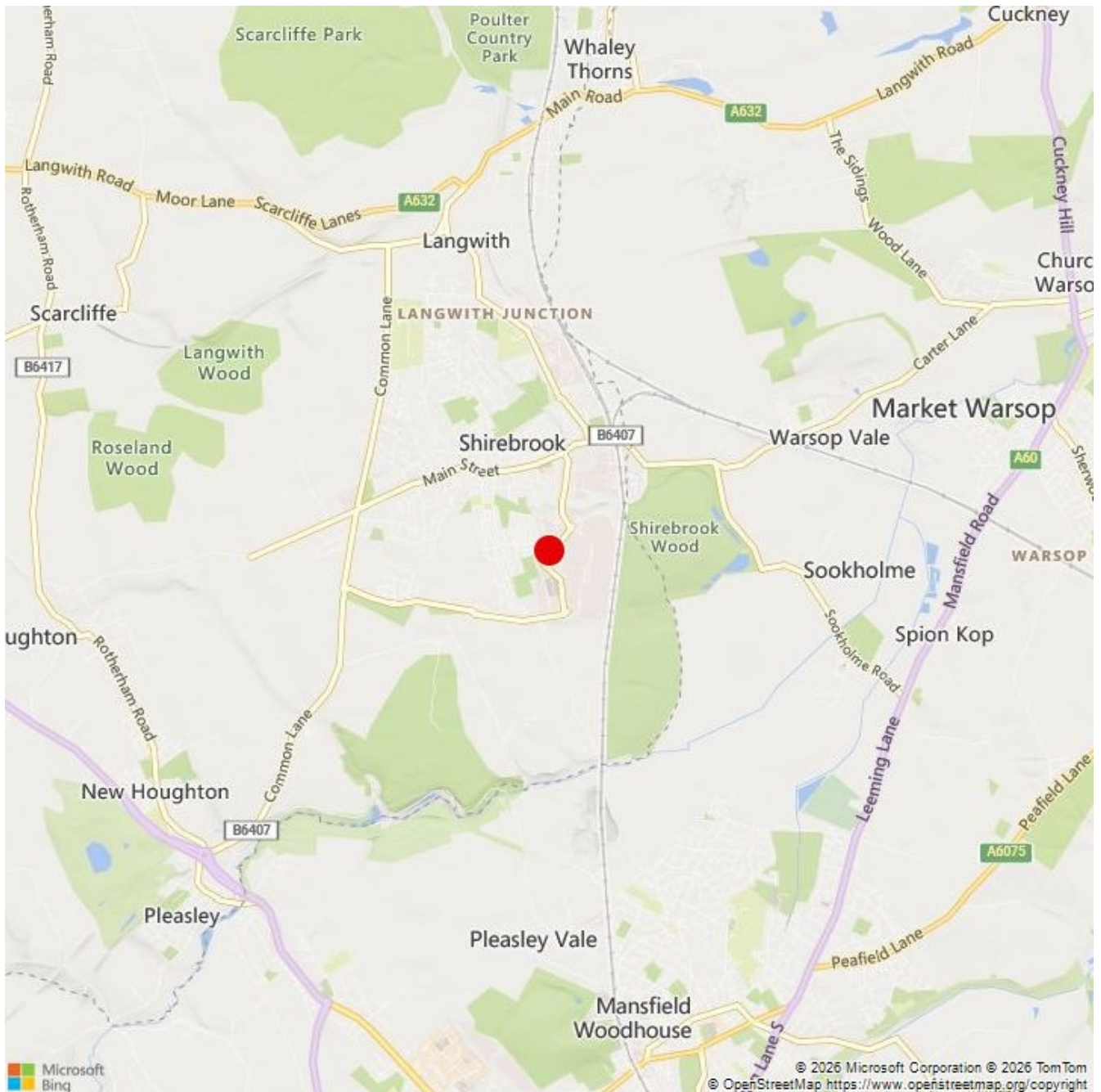
IMPORTANT NOTICE

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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