

TO LET OFFICE

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# FIRST FLOOR OFFICE SUITE, MILLENNIUM BUSINESS PARK

Chesterfield Road North, Mansfield, Nottinghamshire NG19 7JG



## Key Highlights

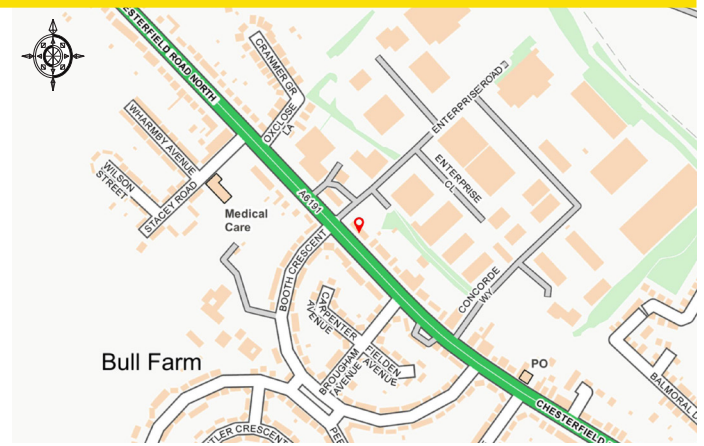
- Prominent position fronting Millennium Business Park and A617
- Attractive modern office developments
- Self contained good quality offices
- 253 sq m (2,723 sq ft)
- Secure on site car parking with 20 designated spaces

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a solid yellow rectangular background.



## Location

Mansfield is the second largest urban centre in Nottinghamshire with a population of approximately 100,000 and a catchment of approximately 470,000 within a 10 mile radius. Mansfield lies approximately 15 miles north of Nottingham, 13 miles south east of Chesterfield, 24 miles south east of Sheffield and 23 miles north east of Derby. The town has good access to the M1 Junctions 27, 28 and 29.

## Situation

The property is situated with frontage to Chesterfield Road North, at the entrance to the Millennium Business Park with access off Enterprise Road. Nearby occupiers include Vertu Volkswagen and Formula One Autocentres.

The property therefore lies approximately 1.7 miles to the north of Mansfield town centre and within five miles of Junction 29 of the M1 motorway.

## Description

The property comprises a modern two storey office development occupying a secure landscaped site with large car park provision to the rear.

The self contained first floor suite is currently available which benefits from it's own independent access directly from the car park. The offices are in the process of being refurbished and will provide the following specification:

- Full carpeted floors
- Air conditioning
- Central heating radiators
- Perimeter trunking
- Double glazed windows and doors

The office suite benefits from it's own toilet and kitchen and facilities.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis and for guidance purposes only.

FLOOR	SQ M	SQ FT
First Floor	253	2,723

Externally there are 20 designated car parking spaces within the secure car park.

## Business Rates

Rateable Value	£23,750
Rates Payable (2019/2020)	£11,661.25 excluding any transitional or other relief

## Lease

The premises are available by way of a new lease for a term of years to be agreed on full repairing and insuring times, subject to three yearly upward only rent reviews.

## Rent

£25,000 per annum exclusive.

## Service Charge

A service charge will be levied for maintenance of the common areas to include landscaping and maintenance of the car park. Further information is available upon request.

## VAT

It is understood that VAT is payable in addition to the quoted rent.

## EPC

C58.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with this transaction.

## Viewings

Strictly by prior appointment with the Sole Agent, Savills.

## Contact

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