

QUALITY OFFICE, TO LET

OFFICE 32 THE TANGENT BUSINESS HUB, WEIGHBRIDGE ROAD

Shirebrook, Mansfield, NG20 8RX



KEY FEATURES

- Rent: £268.00 per month
- 247 Sq Ft (22.95 Sq M)
- Various offices available
- 24 hour access
- High speed 100 Mb broadband to site
- 120 onsite car parking spaces
- Meeting Rooms and Conference Suites available for hire
- Manned reception

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

Superior office finished with underfloor heating, perimeter trunking, LED lighting, fresh air ventilation, 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, conference rooms; these spaces can be booked for an additional cost, showers and fully fitted kitchen. Externally there is a barrier controlled car park providing 120 spaces 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	247	22.95

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 individual offices are separately assessed and within the threshold for 100% rates relief. Please check the valuation office website for details and if you qualify for small business rates relief.

TENURE

Offices 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. The suites are offered on a "semi-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).

The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £268.00 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 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 damage caused by third parties or other states.

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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

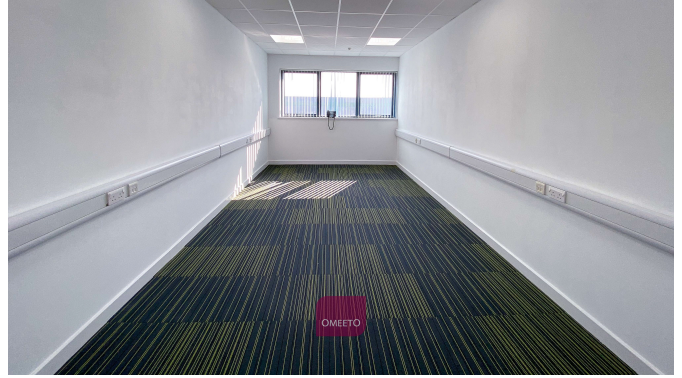
06-Feb-2026

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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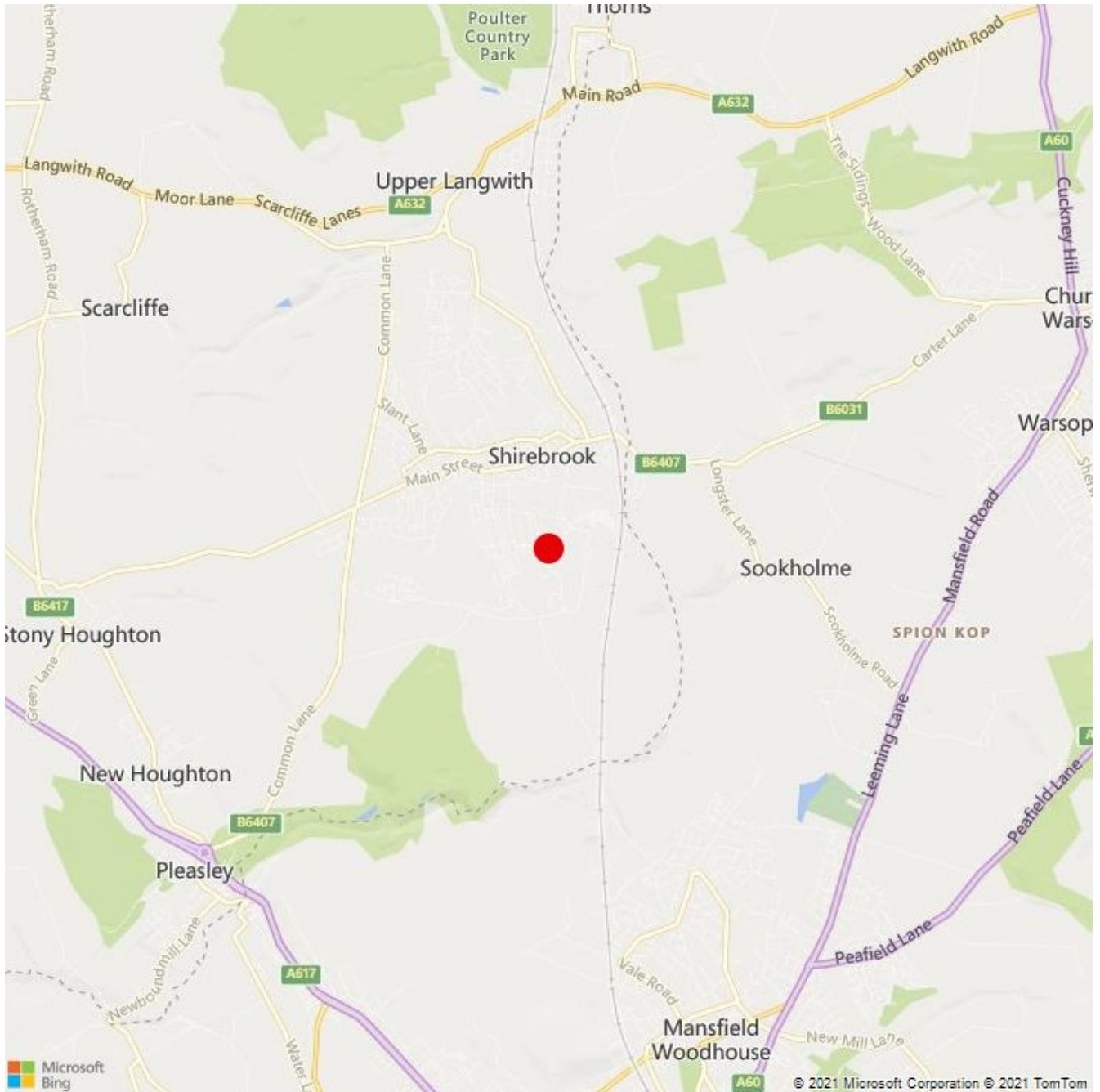
IMPORTANT NOTICE

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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