



Serviced Offices, The Broadway, Mansfield, Notts, NG18 2RL

From £175 per month

Ground floor office space near the town centre and train station. Serviced offices of 116 sq.ft. to 191 sq.ft. are let at rentals from £175 to £275 per calendar month respectively.

Rent includes heating, water, rates, cleaning, kitchen facilities and on-site parking. Conference room available on site. Hot desk also available for rental at £20 per day.

4 offices currently available as at January 2017.

- Serviced offices
- Available from £175 - £275 pcm
- 116 Sq.Ft. - 191 Sq.Ft.
- Centrally Heated
- D/ Glazed and Carpeted
- Close To Town Centre

LOCATION

The Broadway is a cul de sac situated opposite Mansfield Police Station and off Great Central Road which leads from Ratcliffe Gate the former A617 Chesterfield - Newark road to the north, and Littleworth to the south.

The subject premises are located approx. Half a mile from the centre of the large town of Mansfield which serves a catchment population of approx. 100,000 and provides a wide range of shops, schools, and has regular bus and train services to Nottingham and Worksop which are some 14 and 13 miles away respectively. The town has excellent road access via the A617 to Junction 29 and via the A38 to Junction 28 of the M1 Motorway which provides good access to most parts of the country.

DESCRIPTION

The ground floor offices are within a detached purpose built two storey building brick and clad to the front and side elevations , under a flat roof. The premises are situated behind a tarmaced car park and have vehicular access to the rear where there is further parking .

Each of the offices has double glazed windows, central heating, carpeting and the rental includes the cost of heating, electricity, rates, water, cleaning of common parts and the use of shared reception.

The Broadway includes Tanbury Construction, DPC Limited, RB Wholesale, Heatcare and Coldcare, Dawson News and Graham Builders Merchants , Mitchells Ironmongers Limited and Jewsons Limited.

The premises are ideally suited for a wide variety of professional users.

ACCOMMODATION

Briefly comprises:

OFFICE 1 - LET 9'8" X 12'0" (2.94M X 3.66M)

10.75 sq.ms with central heating radiator, cat 2 lighting, fitted carpet, shelving, double glazed window . NOW LET

OFFICE 2 - LET 15'11" x 11'11" (4.86m x 3.63m)

17.66 sq.ms (190 sq.ft.) with three central heating radiator, two double glazed window, fitted carpet.

Available at £275 per calendar month.



OFFICE 3 - LET 15'10" x 12'0" (4.83m x 3.67m)

17.72 sq.ms (191 sq.ft.) with double central heating radiator, double glazed window, pigeon hole shelving, fitted carpet.

Available to let at £275 per calendar month.



12'0" X 9'8" (3.66M X 2.95M)

OFFICE 4- LET

10.77 Sq.ms with three central heating radiators, two double glazed windows, fitted carpet. NOW LET

OFFICE 5 - LET 12'0" x 9'8" (3.66m x 2.95m)

10.79 Sq.ms (116 sq.ft.) With central heating radiator, double glazed window, spotlight track and four spotlights, fitted carpet, pigeon hole shelving. Available to let at £175 per calendar month.



Office 5 is available to let at £175 pcm.

OFFICE 6 - AVAILABLE

10.7 sq.ms with central heating radiator, double glazed window, fitted carpet.

OFFICE 7 - LET

10.79 sq.ms (116 sq.ft.) with central heating radiator, two double glazed window, fitted carpet.

Available to let at £175 per calendar month.

SHARED FACILITIES

There is a shared use of the WC and kitchen at ground floor level and shared reception.

A board room is also available to let on a daily basis.



LEASE

The offices are available on easy-in , easy-out, terms .

RENTAL

Office 2 & 3 £275 per calendar month

Office 5 £175 per calendar month

Office 6 £175 per calendar month

The rents include heating, electricity, rates, water and cleaning of common parts and use of the shared reception.

ADDITIONAL COMMENT

Prospective tenants may have a telephone connected to the Landlords telephone system and a broadband service could be installed for each office if required.

LOCAL AUTHORITY

Mansfield District Council.

The rateable value will have to be apportioned but the whole premises have a rateable value of £18,500

VIEWING

By prior appointment with the Agents.



Floor Plans
