



G-Tek House, Brierley Park Close, Sutton In Ashfield, Notts, NG17 3FW

£300 Per calendar month

4 individual offices from £299.99 to £399.99 per calendar month + VAT. Including rates, heating, broadband, cleaning, water, electricity. These purpose built offices have ample car parking and are located on an established business park a short walking distance from local shops and bus route.

- Established business park.
- Rent inclusive of all costs.
- Ample Car Parking.

LOCATION

The subject property is situated on Brierley Park Close which forms part of the Brierley Business Park, Stanton Hill, an established business park located off Stoneyford Road and close to its junction with Brand Lane, High Street and New Lane, Stanton Hill.

Stoneyford Road is the B6028 Sutton in Ashfield to Tibshelf road and provides a good access to Sutton in Ashfield and the A38 bypass and leads to Junction 28 of the M1 Motorway which is approx. 26 miles distance.

The village of Stanton Hill provides a range of local shops, including a Co-Operative supermarket and has regular bus services to the centre of Sutton in Ashfield which is approx. 2 miles distance.

DESCRIPTION

The offices are purpose built of brick and tiled construction, set behind a large tarmac car park, and have the advantage of burglar alarm, smoke detectors and perimeter trunking. Brierley Business Park has several large occupiers as well as offices occupied by Beaufort Builders, Neil Shacklock Plumbers, Triumph Paints Limited, Mitchells of Mansfield Limited, Robinsons Plastic Packaging Limited.

ACCOMMODATION



GF SHARED RECEPTION AREA

With tiled floor, stairs to first floor.



LANDING/CORRIDOR

Leading to:

OFFICE 2 11'9" X 15'4" (3.58 X 4.67)

Floor Area: 16.72 sq.ms. (180 sq.ft)

With Central heating radiator, suspended ceiling, Category 2 lighting, perimeter trunking.

OFFICE 5 14'7" X 17'9" (4.44 X 5.42)

Floor Area: 23.58 sq.ms. (254 sq.ft.)

OFFICE 4 11'5" X 17'10" (3.48 X 5.44)

Floor Area: 18.93 sq.ms. (204 sq.ft.)

OFFICE 6 - LET 11'5" X 17'10" (3.49 X 5.44)

Floor Area: 18.99 sq.ms. (204 sq.ft.)

With two double glazed windows, central heating radiator, suspended ceiling, perimeter trunking.

SHARED KITCHEN

With stainless steel sink unit, base unit, built in Cupboard.

GENTS WC

With low level wc, wash hand basin, h&c.

LADIES WC

With low level wc, wash hand basin, h&c.

OUTSIDE

There is a large tarmac car park with lined parking space.

LEASE

The offices are to let on easy-in, easy-out terms.

Units 2 and 4 are available at £299.99 Per calendar month (plus VAT) including all services.

Unit 5 is available at £399.99 Per calendar month (plus VAT) including all services.

VIEWING

Viewing is by appointment with the Agents.

FLOOR PLANS**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



OFFICES 3-6 FIRST FLOOR
G T E C
Brierley Park Close
Sutton-in-Ashfield
NG17 3FW

Certificate Reference Number:
0220-7959-0349-9251-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **40**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	97
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	43.95

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

70 If typical of the existing stock