



**Unit 5 Botany Business Park, Botany Avenue, Mansfield, Notts,
£11,000 Per annum**

Established business park on a self contained site with 24 hr video security.

Workshop unit with roller shutter door at each end.

360.46 sq.ms (3880 sq.ft.)

LOCATION

Botany Business Park is situated on the east side of Botany Avenue which is in turn off Sutton Road the A38 Mansfield- Derby road. The premises are situated within half a mile or so of the large town of Mansfield which serves as the sub regional centre for north west Nottinghamshire with a catchment population of approx. 100,000.

The town provides excellent facilities including excellent shops including The Four Seasons Shopping Centre and retail parks.

The town has a rail link via the Robin Hood Line to Worksop and Nottingham and there is good access via the A38 and the A617 to Junctions 28 & 29 of the M1 Motorway, approx. 8 miles distance.

DESCRIPTION

Botany Business Park was originally the headquarters of Mansfield Hosiery Company who were subsequently taken over by Coats Viyella and comprises offices and workshops of varying sizes.

ACCOMMODATION

ENTRANCE LOBBY

With hatch to Reception Office

WC LOBBY AREA

With wash hand basin (cold, & hot from electric water heater), door to two WCs with low level wcs.

WORKSHOP 139'3" X 27'5" (42.443M X 8.35M)

With concrete floor, fluorescent lights, minimum headroom of 3ms, roller shutter door on the north elevation 3.58m wide x 3.146m high, further roller shutter door on the south elevation approx. 3.05m wide x 2.62m high.

Hatch from the unit to the Reception Office:

RECEPTION OFFICE 12'0" X 5'11" (3.67M X 1.806M)

OFFICE 2 12'0" X 11'0" (3.67M X 3.35M)

OFFICE 3 12'0" X 7'1" (3.65M X 2.15M)

REAR LOBBY

With double doors leading to the south elevation

SERVICES

Mains water, drainage, electricity and three phase electricity are connected.

OUTSIDE

There is a delivery area and car parking nearby.

SUMMARY OF FLOOR AREA

Total floor area of 132.58 sq.ms (1427 sq.ft.).

RATING

Local Authority: Mansfield District Council

From our inspection of the 2017 Rating List on the Valuation Office Agency web site, we note that the unit has a rateable value of £9400. The property should qualify for Small Business Rates Relief as the rateable value is less than £12,000.

SERVICE CHARGE

This unit has a current service charge of £0.55 per sq.ft. plus VAT.

LEASE

The unit is available to let on an internal repairing & insuring basis, for a length of term to be agreed.

VAT

The rental is subject to VAT.

SECURITY

There is video monitored security on site for 24 hours per day.

VIEWING

By appointment with the Agents WA Barnes LLP.

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



Paint Chip Techniques
Unit 5, Botany Commercial Centre, Botany Avenue
MANSFIELD
NG18 5NF

Certificate Reference Number:
0570-0934-1819-8292-6096

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

◀ **104** This is how energy efficient the building is.

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | LPG |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 458 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 63.53 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built

126 If typical of the existing stock