

Lambert
Smith
Hampton

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To Let

Office Property

MODERN TOP FLOOR OFFICE SUITE

1 Melton Way, Mansfield, Nottinghamshire, NG18 5FU



- 2,787 Sq Ft (258.89 Sq M)
- Modern office accommodation on second floor
- Situated in popular business location
- Excellent parking provision

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Location

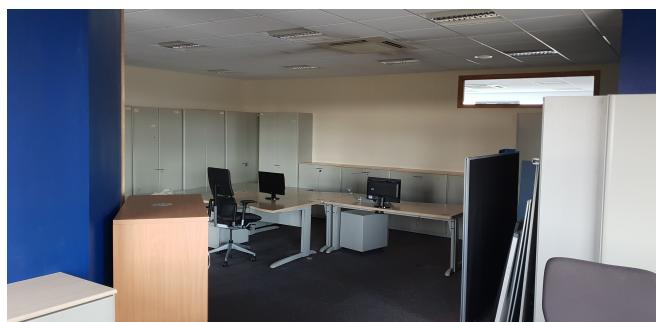


The property is prominently situated on Hermitage Lane, adjacent to the Hamilton Road roundabout which provides access to Hermitage Lane and Hamilton Way, which form Mansfield's primary business location. Situated to the south-west of Mansfield, access in to the town centre is afforded via the A38. The location is popular due to its prominence to J29 of the M1, which lies 5 miles to the west, again via the A38.

Description

The property comprises a three storey building with the available space situated on the second floor, providing stylish open plan office accommodation across three separate rooms. Included within are four partitioned offices, with the space attractively partitioned using floor to ceiling glass.

The second-floor benefits from WC and enabled WC facilities, a private kitchenette, suspended ceilings with inset LED lighting and air heating/cooling systems. The floor has excellent levels of natural light and benefits from a private roof terrace



Accommodation

The accommodation has the approximate Net Internal Areas;

Area	Sq Ft	Sq M
Second Floor	2,787	258.89

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rates payable are available from the agents.

Terms

The suite is available leasehold on terms to be agreed.

Rent

The space is available at a rental of £30,000 per annum.

EPC

The building has an EPC rating of 97 (Band D). A copy of the Report and Certificate are available on request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robbie Farrell

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