



## High Quality, Self Contained Office Suite 2,019 Sq Ft (187.57 Sq M)

- High quality specification
- Dedicated car parking spaces
- Within close proximity of A38 & J28 M1

# High Quality, Self Contained Office Suite

## 2,019 Sq Ft (187.57 Sq M)

### Location

The Village development is situated fronting the A38 and is well suited for convenient access to Junction 28 of the M1 approx 400 m away, travelling in an east-bound direction the A38 leads into Mansfield Town Centre.

The development is within close proximity to the East Midlands Designer Outlet Scheme providing a wealth of retail and food facilities.

### Description

Unit 5 comprises a modern high quality first floor "Grade A" office, benefitting from its own front door entrance. The village development itself is a well maintained scheme with the benefit of a 24 hour manned security station and full CCTV site coverage.

The unit benefits from a high specification fit out including the following:

- > Aircon / heating throughout
- > No shared entrance
- > Passenger lift
- > Raised flooring
- > LG7 lighting
- > 9 car park spaces
- > Separate WC and Kitchenette facilities

### Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor Unit 5	2,019	187.57
<b>TOTAL</b>	<b>2,019 SQ FT</b>	<b>187.57 SQ M</b>

### Terms

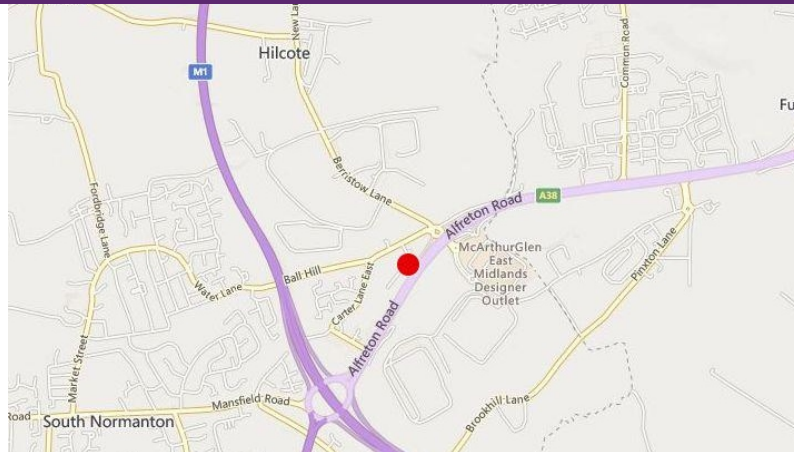
The premises are available to let by way of a new FRI lease on terms to be agreed, at a quoting £25,500 per annum exclusive.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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