



Olive House, Sherwood Street, Mansfield, Notts, NG19 9NE

Rents from £225 pcm

Brand New Quality Serviced Offices

Single Person to Multi Occupation

All Light, Heat, Wi-Fi Internet and Communal Cleaning included

Shared Kitchen and Wc's, Ample Parking Plus Visitors

Location

Situated about 1 mile North of the centre of Mansfield and 400m from Mansfield Woodhouse train station, the property is well located and there is ample parking for tenants and separate allocated parking for visitors. There is also addition parking on the surrounding roads.

Property Description

Converted from an old Methodist Chapel, the property has been completely renovated to a high standard as the Landlord occupies part of the building and is now letting out the first floor which has been directly designed as serviced offices. All windows have been replaced with uPVC double glazed units, all flooring is brand new.

Access is from dedicated roadside door to the main stairs which has a key code lock at the bottom and a further key code lock at the top providing excellent security.

Accommodation

There are a total of 7 offices, some of which could be combined and these range from 88 Sq Ft suitable for a single or 2 person occupation to a 400 Sq Ft Office which could easily accommodate 8 to 10 people.

There are 2 specifically designed meeting pods, 4 person each, off the communal area which houses the Kitchen with Dishwasher and these rooms are for the exclusive use of tenants.

Office 1 - 185 Sq Ft - Dual Aspect S & W, Ample Sockets - Rent £475 pcm (£5,700 pa)
Office 2 - 257 Sq Ft - 2 separate areas with Window in each (S), Ample Sockets - Rent £600 pcm (£7,200 pa)
Office 3 - 198 Sq Ft - Single aspect (S), Ample sockets, Rent £475 pcm (£5,700 pa)
Office 4 - 138 Sq Ft - Single Aspect (w), Ample sockets, Rent £350 pcm (£4,200 pa)
Office 6 - 155 Sq Ft - Dual Aspect (W & N), Ample Sockets, Rent £375 pcm (£4,500pa)
Office 7 - 88 Sq Ft - Single Aspect (N), Ample Sockets, rent £225 pcm (£2,700 pa) this room could be combined with Office 6
Office 8 - 400 Sq Ft - The Largest room, Dual Aspect (N & E) Rent (£800 pcm) (£9,600 pa)

Amenities

The Communal Kitchen is within the communal area off which the door to the Meeting desks also leads. The landlord has provided the Kettle, Microwave and Dishwasher and there are storage cupboards for tenant use.

There is a separate Gents and Ladies Wc off the communal area.

Communal Areas will be cleaned with tenants responsible for cleaning of the individual offices.

Services

Heating is by a gas fired central heating boiler with radiators in each room which can be turned on or off by the occupants. Each room has opening lights within the replacement windows.

Electricity is from a central meter and the communal areas have an automatic on/off sensor.

A central WiFi system is installed and all tenants will have access (reasonable use conditions will apply)

Security to the main access door is by deadlock key and in addition to the 2 coded locks off the staircase, each office has its own deadlock to the private office door all of which are off the main communal access area.

Terms

A new lease will be issued with a 2 month Deposit and rent paid Quarterly in advance on the 1st of the month by direct bank transfer.

References will be required. Lease length and terms can be discussed on an individual office basis.

Rates

Tenants will be responsible for any Business Rates which apply although we would anticipate that tenants will be eligible for 100% rates rebate and therefore there will be no rates payable under the current laws.

VAT

VAT will not be applied to the rents charged.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

There are 13 spaces within the private car park plus 3 visitor only bays beside the entrance door. There is additional on street parking beside the building provided due consideration is given to the neighbouring residences.

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.