



## High Quality Office Accommodation

### Size 2,019 sq ft (187.56 sq m)

- Prestigious office park within close proximity of the A38 & J28 M1
- High quality specification
- 9 car parking spaces
- Opposite East Midlands Designer Outlet providing a wealth of amenities

# High Quality Office Accommodation - To Let

## Size 2,019 sq ft (187.56 sq m)

### Location

The Village development is situated fronting the A38 and is well suited for convenient access to Junction 28 of the M1, approximately 400m 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 self-contained first floor "Grade A" office. 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
- Passenger lift
- Raised flooring
- LG7 lighting
- 9 car park spaces
- Separate WC and Kitchenette facilities.

### Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
First Floor – Unit 5	2,019	187.56
<b>TOTAL</b>	<b>2,019</b>	<b>187.56</b>

### Estate Charge

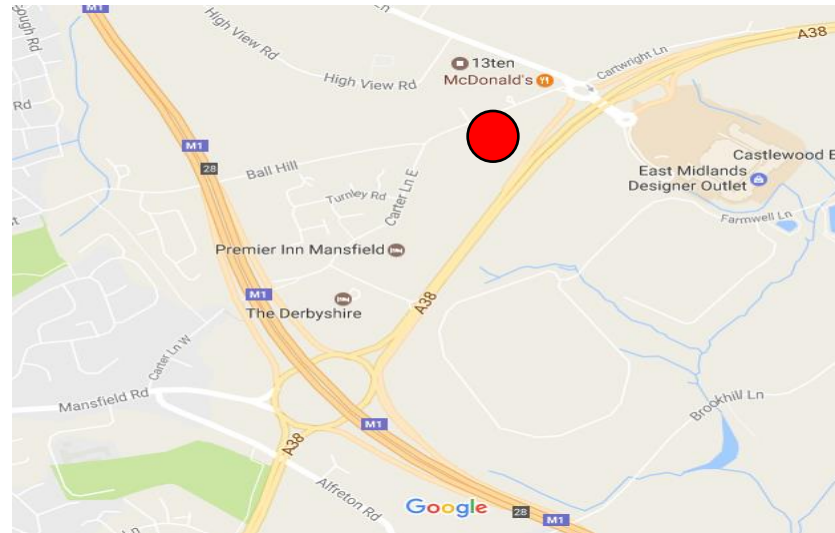
There is an estate charge payable towards management of the common areas and on-site security.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



### EPC Rating

Available upon request.

### Terms

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

### Further Information

For further information please contact the sole agents, CPP:

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### Anti-Money Laundering (AML)

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

### Date of Particulars – November 2020



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