

BUSINESS SPACE OPPORTUNITY

Suite F19-F20, Lancaster House, Millennium Business Park, Mansfield, NG19 7DW



RENT!

MODERN FIRST FLOOR OFFICE SITUATED ON ESTABLISHED BUSINESS PARK

- 67.96 sq m (732 sq ft)
- Air conditioning
- 4 Car parking spaces plus 20 shared spaces
- Established business park location
- Close to J29 of the M1



LOCATION:

The property is located north west of Mansfield town centre on the established Millennium Business Park, which is accessed off the A6191 Chesterfield Road South.

The business park is located approximately 5 miles from J29 of the M1 motorway.

DESCRIPTION:

Millennium Business Park is a modern commercial estate with many national multiple and established operators neighbouring the unit.

The property comprises a detached, multi tenanted modern office block, which is currently split into office suites across two floors.

The available suite comprises a first floor open plan office with allocated stores. The suite includes Cat II lighting, air conditioning and raised access floors. There is lift access to the first floor.

The suite has access to a shared kitchen and WC facilities.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Suite F19-20 (First Floor):	67.96	732

Four demised car parking spaces are provided as well as the use of 20 spaces on a "first come, first served basis".

TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

RENT:

The property is available to rent at a level of:-

**£7,000 Per Annum
(Seven Thousand Pounds)**

SERVICE CHARGE:

A service charge will be payable in respect of upkeep of the common areas. This is to be in the region of £1.45 per sq ft.

RATES:

Rateable Value: £6,600
Rates Payable 2021/22: £3,293.40

Small Business Rates Relief will be available to qualifying tenants.

PLANNING:

B1 (Business) within use class E.

VAT:

Vat is applicable to the rent and the service charge.

EPC:

C – 61

**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Will Torr 0115 979 3491 wtorr@heb.co.uk**

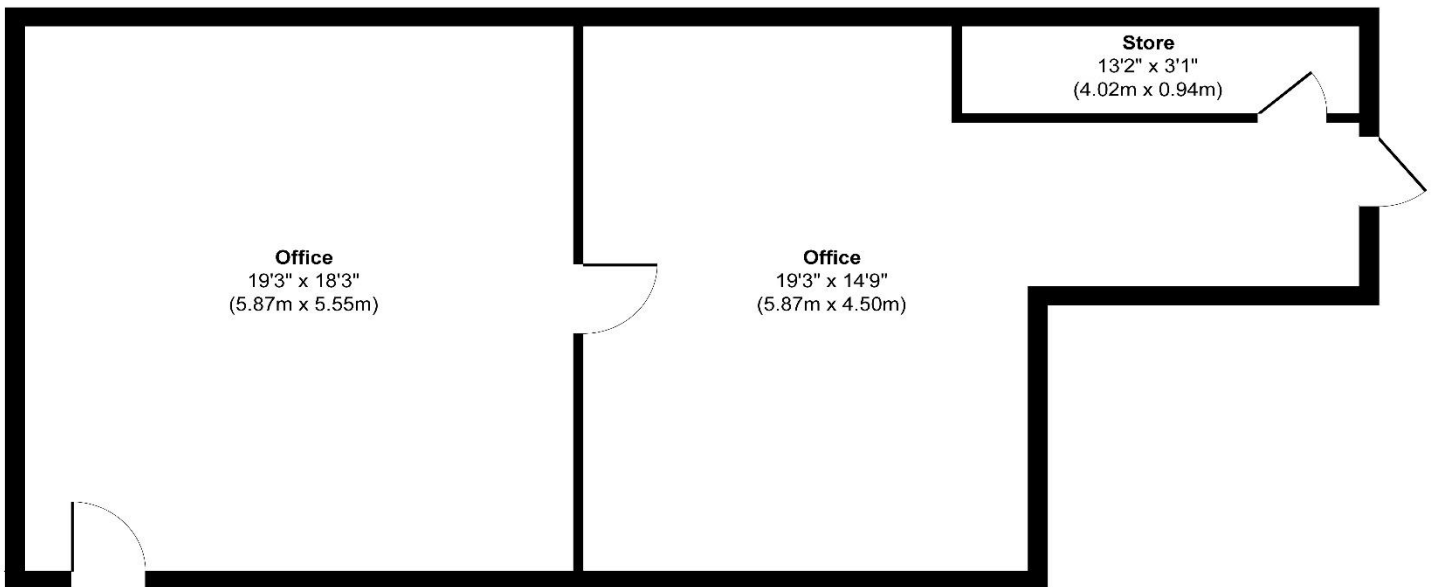
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MAIN FRONT BUILDING & CAR PARKING



FIRST FLOOR SUITE

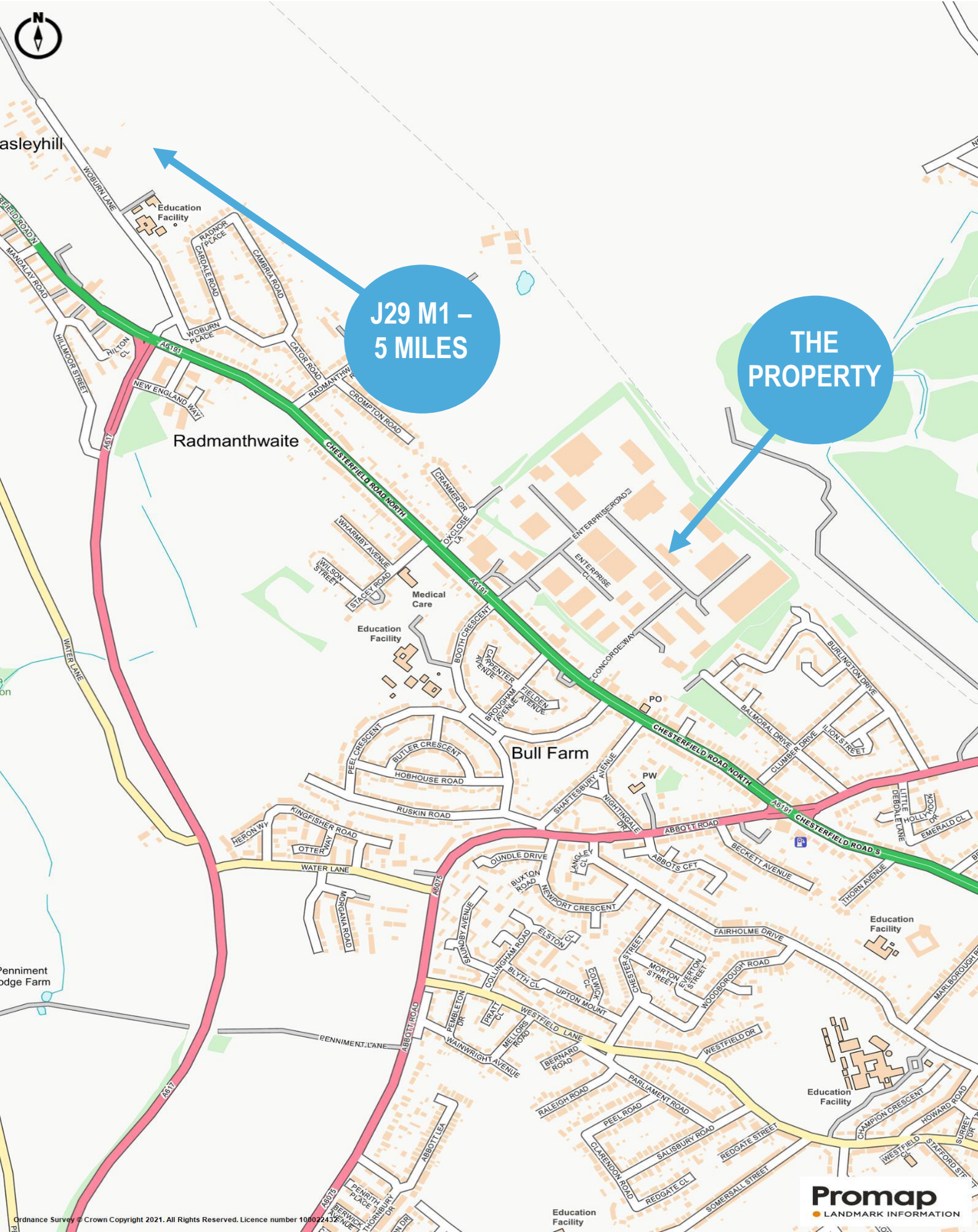


Floor Plan

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THE PROPERTY

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.