

SUITES 5-8, ENTERPRISE COURT

Hamilton Way, Oakham Business Park, Mansfield NG18 5BU



Key Highlights

- Located on Mansfield's premier business park
- Situated within close proximity of the MARR (A617) and Kings Mill Road East (A38)
- Within 5 miles of J28 (M1)
- Within close proximity of Mansfield town centre
- Self contained predominantly open plan office suites
- From 2,500 sq ft to 10,000 sq ft (232 sq m to 929 sq m)
- Generous on site car parking with 11 designated spaces per suite

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Location

The property lies on the south west side of Mansfield occupying a commanding position at the entrance to Oakham Business Park accessed from Hamilton Way, close to it's junction with Hermitage Lane. The site is within close proximity of the MARR (A617) and Kings Mill Road East (A38). The M1, J28 lies approximately five miles due west.

Oakham Business Park is Mansfield's premier business park location and is home to a number of regional and national occupiers.

Situation

The property forms part of Enterprise Court, a modern purpose built office development comprising two adjoining office buildings set within an attractive landscaped estate, within close proximity of Mansfield town centre

Description

The property comprises a detached two storey office building with central reception and foyer, currently arranged as four self contained office suites, capable of being occupied either on a individual basis or as a whole.

Each suite benefits from it's own kitchen and WC facilities and provides principally open plans offices with some demountable partitioning which can be reconfigured to meet with occupier requirements. The male/ female and disabled WC facilities are shared within the common parts of the building. The specification of the offices includes:

- Perimeter trunking
- Suspended ceilings with CAT 2 lighting
- Double glazing throughout
- Central heating radiators

Each suite benefits from 11 designated car parking spaces.



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Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition) on a net internal basis and for guidance purposes only.

SUITE	FLOOR	SQ FT	SQ M
5	Ground	2,500	232.26
6	Ground	2,500	232.26
7 UNDER OFFER	First	2,500	232.26
8 UNDER OFFER	First	2,500	232.26
Total		10,000	929.02

Rateable Value

All four suites are currently assessed as a whole at rateable value £74,000 and therefore will need to be reassessed upon occupation if let as individual suites. Further information is available from Savills.

Lease

Each suite is available for occupation from May 2019 on flexible terms, further details upon application.

Rent

Each suite is available at a guide rent of £20,000 per annum exclusive.

Service Charge

A service charge is payable in respect of the upkeep of common areas, further details upon request.

VAT

It is understood that VAT is payable in addition to the quoted rent.

EPC

- Unit 5 - C63
- Unit 6 - C61
- Unit 7 - D88
- Unit 8 - C55

Legal Costs

Each party is to be responsible for its own legal costs in this transaction.

Viewings

Strictly by prior appointment only with the sole agent, Savills.

Contact

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