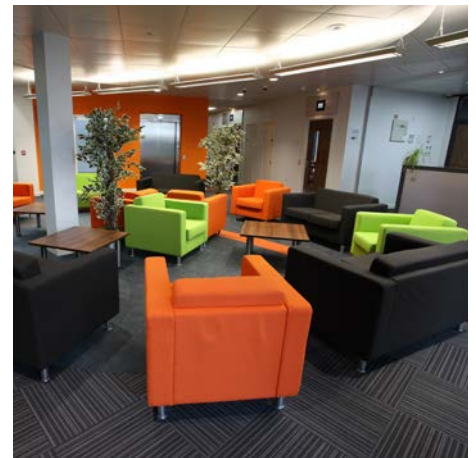




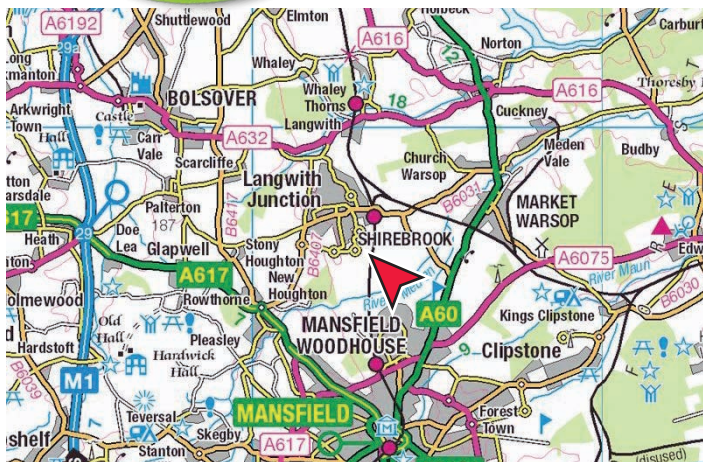
+44 (0)1623 749 700
 www.thetangentbusinesshub.co.uk

The Tangent Business Hub
 Weighbridge Road, Shirebrook,
 Mansfield NG20 8RX

Brand New Offices ranging from
 23m² (248 sq.ft.) to 50m² (538 sq.ft.)



UNMISSABLE OFFERS
 Call to find out about our fantastic deals



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bbandj.co.uk
 01332 292825



Location

Shirebrook is situated in the Bolsover district of Derbyshire, located 5.6 miles (9 km) to the north of Mansfield and 11 miles (17 km) to the east of Chesterfield.

The Tangent Business Hub is accessed via Weighbridge Road leading off the B6047 the main road through Shirebrook. The B6047 also provides direct access to J29 of the M1 circa 2.5 miles (4 km) to the west. The Tangent Business Hub situated on Brook Park (where Sports Direct head quarters are located) approx. 0.5 miles (0.8 km) to the east of Shirebrook town centre where most local amenities can be found, to include a supermarket, cafes and a local pharmacy.

Shirebrook benefits from a train station 0.9 miles (1.4 km) from the subject property, providing direct access to Worksop, Mansfield and Nottingham. Further to this there is a bus service providing access to Mansfield, the nearest bus stop being just a few minutes' walk away.

Description

The Tangent is a new business centre aimed at small and medium sized enterprises, providing a professional yet friendly environment for businesses to grow and develop. The centre provides 18 state of the art first floor offices, finished with carpet flooring, plaster and painted walls with perimeter trunking and suspended ceilings incorporating lights. Units range from 247 sq ft (23 sq m) to 538 sq ft (50 sq m).

The Tangent benefits from;

- » Extensive car parking of 120 spaces
- » Barrier entry system to site with face recognition for visitors
- » Swipe card access throughout
- » Lift access
- » Meet and Greet reception
- » Office services available - franking/copying
- » 24 hour access
- » CCTV coverage (externally, and internally of common parts)
- » Shared Kitchen / WC's and shower facilities
- » Secure cycle stands
- » Open lounge area
- » Designated secure mail boxes
- » Meeting room facilities which can be hired out on an hourly/ daily basis (25% reduction on price for tenants)
- » Furniture packages are available

Each office benefits from:

- » Being individually alarmed
- » High Speed Broadband with 2MBs included in price (no connection fee)
- » Under floor heating
- » Finished to an excellent standard

Availability

Please refer to the enclosed availability schedule.

Town Planning

The premises currently benefit from a B1 (Business) planning use, units may be suitable for alternative uses subject to

planning, all planning enquiries should be directed to the Planning Department at Bolsover District Council, by telephone; 01246 242424.

Tenure

The premises are offered by way of a new internal repairing, insuring lease for a period of 3 years, the landlord may consider a tenant option to break and other incentives.

Rent

Competitive prices are quoted (inclusive of service charges). For further details please see enclosed schedule. Incentives are available - please call to discuss.

Services

Each suite benefits from a sub metered electricity supply with each tenant being recharged accordingly for electricity used. The rent quoted is inclusive of a contribution towards the cost of a meet and greet reception, 24 hour security (CCTV), water in shared WC's, kitchens and showers, cleaning and maintenance of common and external areas and car parks.

BREEAM

The Tangent has been built to achieve BREEAM Excellent standard showing best practice in sustainable building design. The property generates electricity via solar panels and a wind turbine and a gas absorption heat pump generates heat, all resulting in lower running costs.

Rates

Each available unit has yet to be assessed by the Valuation Office for rating purposes, however an estimation of the Rateable Value for each unit can be provided upon request from the agent. For further information about the Rateable Value, the rates payable and any discounts which may be applicable in particular circumstances please contact Bolsover District Council Business Rates team on 01246 242424.

Legal

A standard lease has been prepared by the Landlord and is available to view upon request.

VAT

All figures are quoted exclusive of VAT. We understand VAT will be payable on the rent and service charge at the prevailing rate.

Viewing

Accompanied site inspections are to be arranged by prior appointment with BB&J. Please contact;

**Chris Wright: c.wright@bbandj.co.uk
01332 292825**

EPC

The building has been designed to achieve BREEAM Excellent making it efficient in its operation. Please see attached.

Energy Performance Certificate

Non-Domestic Building



Shirebrook Enterprise Centre
Weighbridge Road
Shirebrook
MANSFIELD
NG20 8FN

Certificate Reference Number:
0260-6973-0362-3890-3030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

25

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2260
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	15.45

Benchmarks

Buildings similar to this one could have rating as follows:

26

If newly built

69

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.