



Ground & First Floor Units

First Central  
Stockwell Gate  
Mansfield  
Nottinghamshire  
NG18 1LA

**RENT/PRICE**

UPON APPLICATION

## COMMERCIAL UNITS

# TO LET

From 128 m<sup>2</sup> (1,379 ft<sup>2</sup>) to 1,641 m<sup>2</sup> (17,662 ft<sup>2</sup>)

Approximate Net Internal Floor Area

### FEATURES INCLUDE....

CENTRAL LOCATION / SHELL SPECIFICATION / 30 CAR PARKING SPACES / INCENTIVES AVAILABLE

#### Location

Mansfield is located approximately 15 miles to the north of Nottingham and 10 miles to the south east of Chesterfield. The premises are located close to the junction of Stockwell Gate and Portland Street on the periphery of Mansfield town centre.

The property is located in a mixed use area, with nearby occupiers being commercial and leisure orientated. There is also an abundance of residential accommodation within the direct vicinity. Mansfield train station is situated a short walk to the south east of the development.

#### Description

The development as a whole comprises approximately 87 apartments. At ground and first floor level there is the commercial element fronting the development and accessible directly off Stockwell Gate.

The commercial element is accessed via a central communal entrance which leads up to the first floor accommodation. The units will be fitted out to a shell specification to enable tenants to fit out the premises to their individual requirements. There are 30 car parking spaces dedicated to the commercial units.



### Accommodation

#### Ground Floor

Unit C1 128m<sup>2</sup> / 1,379ft<sup>2</sup>

Unit C2 940m<sup>2</sup> / 10,118ft<sup>2</sup>

#### First Floor

Unit C1 222m<sup>2</sup> / 2,390ft<sup>2</sup>

Unit C2 260m<sup>2</sup> / 2,800ft<sup>2</sup>

Approximate Net Internal Floor Area

Map View

Plan View

### Planning

We understand that the property has Planning Consent for use as B1 (Offices). We are informed that other uses will be considered, subject to planning.

For further information please contact Mansfield District Council on 01623 463463.

### Business Rates

The premises have not yet been assessed for Business Rates purposes. Indicative figures are available on request.

### Rent

Upon application.

The premises area available to let on flexible terms by way of a new Lease for a term to be agreed. A range of incentives will be considered and will depend on agreed lease terms.

### Price

Upon application.

Alternatively, the premises are available to purchase by way of a Long Leasehold.

### Service Charge

To be confirmed.

### VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction..

### Energy Efficiency Rating

A copy of the Energy Performance Certificate is currently being obtained.

### Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

### Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.