

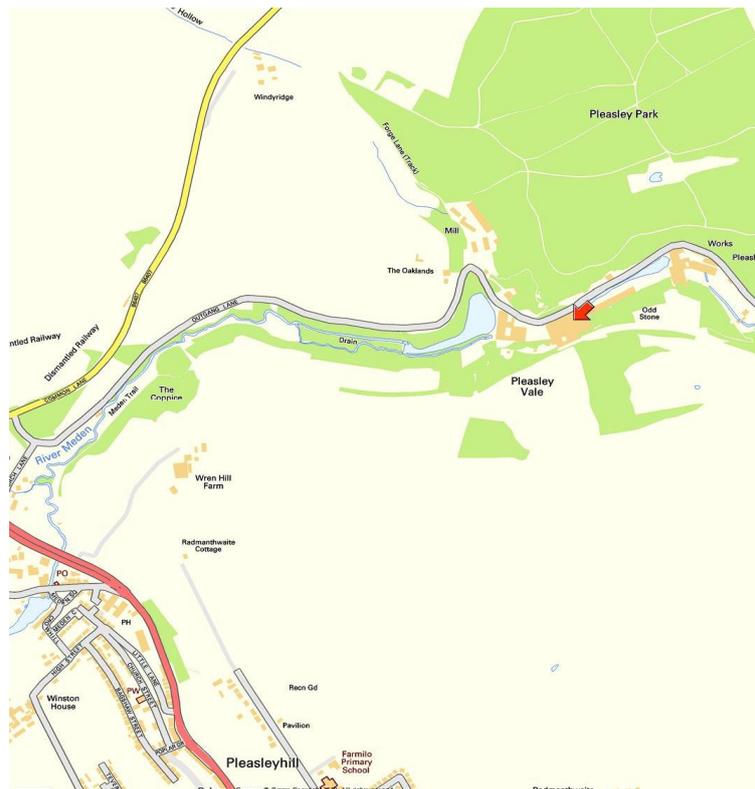
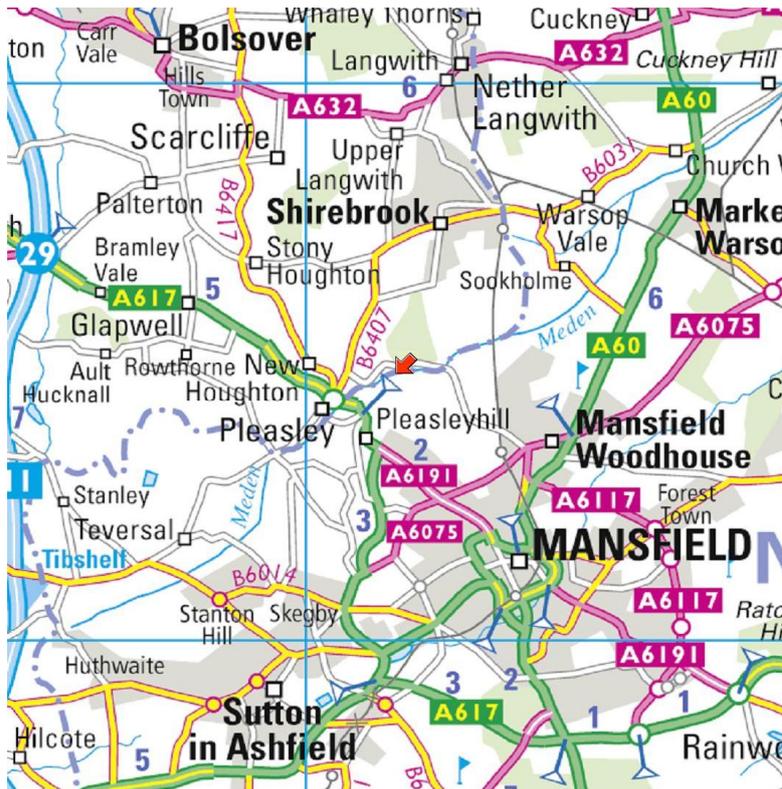
TO LET – CREATIVE SUITES

THE COURTYARD, PLEASLEY VALE BUSINESS PARK, PLEASLEY, MANSFIELD, NG19 8RL
FROM c200 SQ FT (19.5 SQ M) TO 1,030 SQ FT (95.5 SQ M)



BB&J
The Commercial Property People

In conjunction with:



01332 292825

bbandj.co.uk

LOCATION

Pleasley is situated in the Bolsover district of Derbyshire situated just 3 miles (4.8km) northwest of Mansfield and 9.4 miles (15.1km) southeast of Chesterfield.

Pleasley Vale Business Park is located 1.5 miles (2.4km) east of Pleasley and is accessed via the roundabout junction of the B6047 and the A617 which connects Pleasley to Shirebrook and Newark to Mansfield to Chesterfield respectively.

The Business Park is situated on Outgang Lane, approx. 15 minutes walk from the B6047 where regular bus services run to Mansfield. Main commuter links are provided via J29 of the M1 motorway just 4.5 miles (7.2 km) to the west.

DESCRIPTION – THE BUSINESS PARK

Pleasley Vale Business Park has been created from three large stone Mill Buildings which have since been subdivided and converted to offer an excellent range of Office, Storage and Industrial units set within an attractive site benefiting from;

- Onsite café;
- Extensive car parking;
- CCTV (covering external area);
- Onsite security lodge (manned 24 hours);
- Barrier entry system.

DESCRIPTION – THE STUDIO'S

The units provide recently refurbished modern workspace ideal for start-up/small to medium sized entrepreneurs and enterprises such as artists, designers, photographers, architects, publishers and developers alike.

ACCOMMODATION & PRICE (PER MONTH)

Unit	SQ FT	SQ M	£ Per Month
1	226	21	£95
5&6	1,031	96	£430
7	468	43	£195
8	323	30	£135
U1	581	54	£245
U2	818	76	£345
U3	657	61	£275

TOWN PLANNING

The premises currently benefits from B1 (Business) use.

GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of the inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

- 1) These particulars do not constitute any part of, an offer or contract.
- 2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- 3) Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- 4) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 5) BB&J have not tested and apparatus, equipment, chattel and/or soft furnishings, fittings or service and therefore can give no warranty as to their availability, condition or serviceability.
- 6) Interested parties should note that any information supplied or tenure has not been checked and they are advised to consult their own solicitor for verification.

SERVICES

Each of the units has its own sub metered electricity the cost of which is recharged separately.

Kitchen and WC facilities are shared and located in the main lobby.

SERVICE CHARGE

A service charge charged at 15% of the rent is also payable. This is a contribution towards the cost of 24 hour site security, electricity (of common parts) and the cleaning, repair, decoration and maintenance of the shared areas and exterior.

RATES

No rates are currently payable; this may be reviewed 31 March 2013.

LEGAL

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

TENURE

These premises are offered by way of a new lease on terms to be agreed.

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, please contact:

Claire Garrett
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EPC



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