

STUDIO OFFICE, TO LET

THE TANGENT BUSINESS HUB, WEIGHBRIDGE ROAD

Shirebrook, Mansfield, NG20 8RX



KEY FEATURES

- Rent: £7,500 - £11,100 per annum
- 516 - 764 Sq Ft (47.94 - 70.98 Sq M)
- Offices & Studios in established business hub
- Some bills included
- On-site free parking included
- High speed 100 Mb broadband to site
- Meeting rooms & Conference suite available to hire
- Manned reception

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LOCATION

Shirebrook is in the Bolsover district of Derbyshire, approximately 5.6 miles north of Mansfield and 11 miles east of Chesterfield.

The Tangent Business Hub is located 0.6 miles south east of Shirebrook town centre and accessed via Weighbridge Road. It is a predominantly commercial location with nearby occupiers to include the Sports Direct Distribution Centre, Evans Cycles and Flannels. A good range of amenities to include Aldi, High Street shops, restaurants and professional services are located in the nearby Shirebrook town centre.

Good public transport links are close by. There is a bus stop within walking distance and Shirebrook train station is just 0.9 miles (1.4 km) to the north.

Commuter links are provided by the A617 which connects with J29 of the M1 7 miles to the west and with Mansfield to the east.

DESCRIPTION

Studios and Offices to rent in prestigious business centre. Excellent parking available. Suitable for a variety of uses, STP. The studios are finished with tea point, underfloor heating, perimeter trunking, LED lighting, intercom, high speed internet (2mbps guaranteed). The Tangent benefits from manned reception, informal meeting & breakout space, CCTV to external and common parts, bookable conference rooms, showers and fully fitted kitchens.

Externally, there is a barrier controlled car park providing 120 spaces operated on a first come first serve basis.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Unit 15	516	47.94
Unit 16	764	70.98
TOTAL	764	70.98

PLANNING

We believe the office has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

The studio is offered on an "inclusive" rental basis. Rent includes a contribution towards the cost of a meet and greet reception, security, CCTV, water in shared WC's, kitchens and showers, repairs/maintenance of common and external areas, underfloor heating and car parking.

Each studio benefits from a sub metered electricity and water supply with the tenant being recharged. A telephone line and one handset is included in the rent, additional handsets are available at £3.50 + VAT per handset per month. WiFi can be activated for a one off charge of £40 + VAT.

Tenants are responsible for payment of any business rates (if applicable).

RATING

The property is currently listed as a Business Unit and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

TENURE

Studio workshop to let by way of a easy in, easy out internal repairing and insuring lease for a period of 5 years. There is a tenant break operable after 6 months at any time with 3 months' notice.
No pets allowed.

RENT

The premises is available to rent for £7,500 - £11,100 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

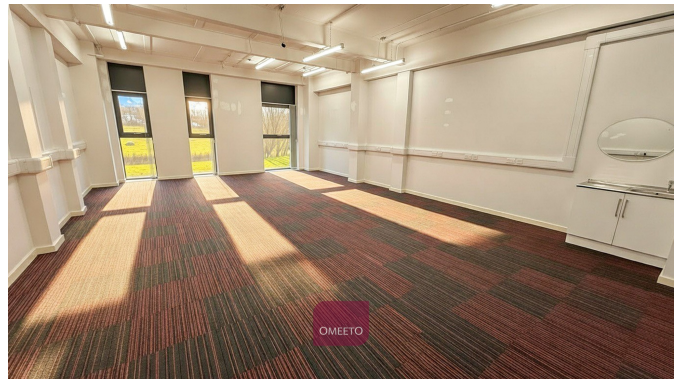
17-Aug-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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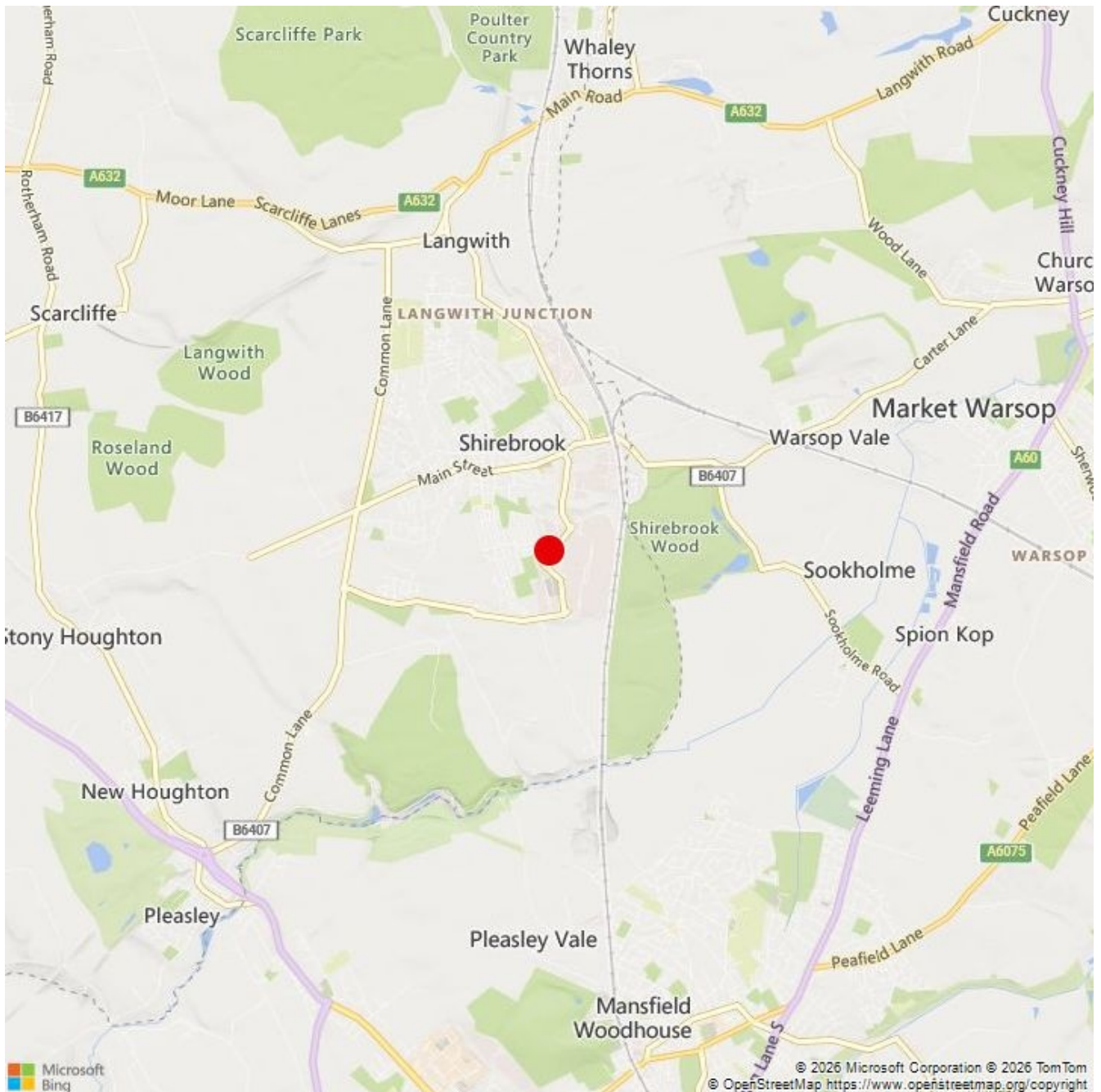
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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