

BUSINESS SPACE OPPORTUNITY

Fountain House, Southwell Road West, Mansfield,
Nottinghamshire NG21 0HJ



RENT!

R.O.A

HIGHLY PROMINENT FIRST FLOOR OFFICES SITUATED ON SOUTHWELL ROAD WEST, MANSFIELD

- 500 sq m (5,378 sq ft) with 20 car parking spaces
- Good specification of offices with a mix of open plan and cellular internal configuration
- Nearby occupiers include Persimmon Homes, Rippon Homes and The Royal Bank of Scotland

Location:

The premises are prominently location on Southwell Road West on the outskirts of Mansfield town centre and are positioned on the roundabout which leads into the Ransom Wood development to the north, with the Sherwood Avenue development to the south.

The premises are closely located to the A617 which provides links to the A614, which in turn leads to the A1 and to the A38, which then leads to the M1.

The premises are situated approximately 2 miles to the southeast of Mansfield town centre and 15 miles to the north of Nottingham city centre.

Description:

The premises comprise of a two storey traditionally constructed high quality office building which benefits from the following features:-

- Raised access floors
- LG7 lighting
- Passenger lift access
- Designated parking

The floor could be split and further details can be provided upon application.

Accommodation:

First Floor Offices: 500 sq m (5,378 sq ft)

Rent:

Rent on application.

Rates:

Rateable Value	£56,000
Rates Payable 2015/16	£26,824

VAT:

Vat is applicable to the rent and all other outgoings.

Service Charge:

There will be a service charge levied in addition to the rent.

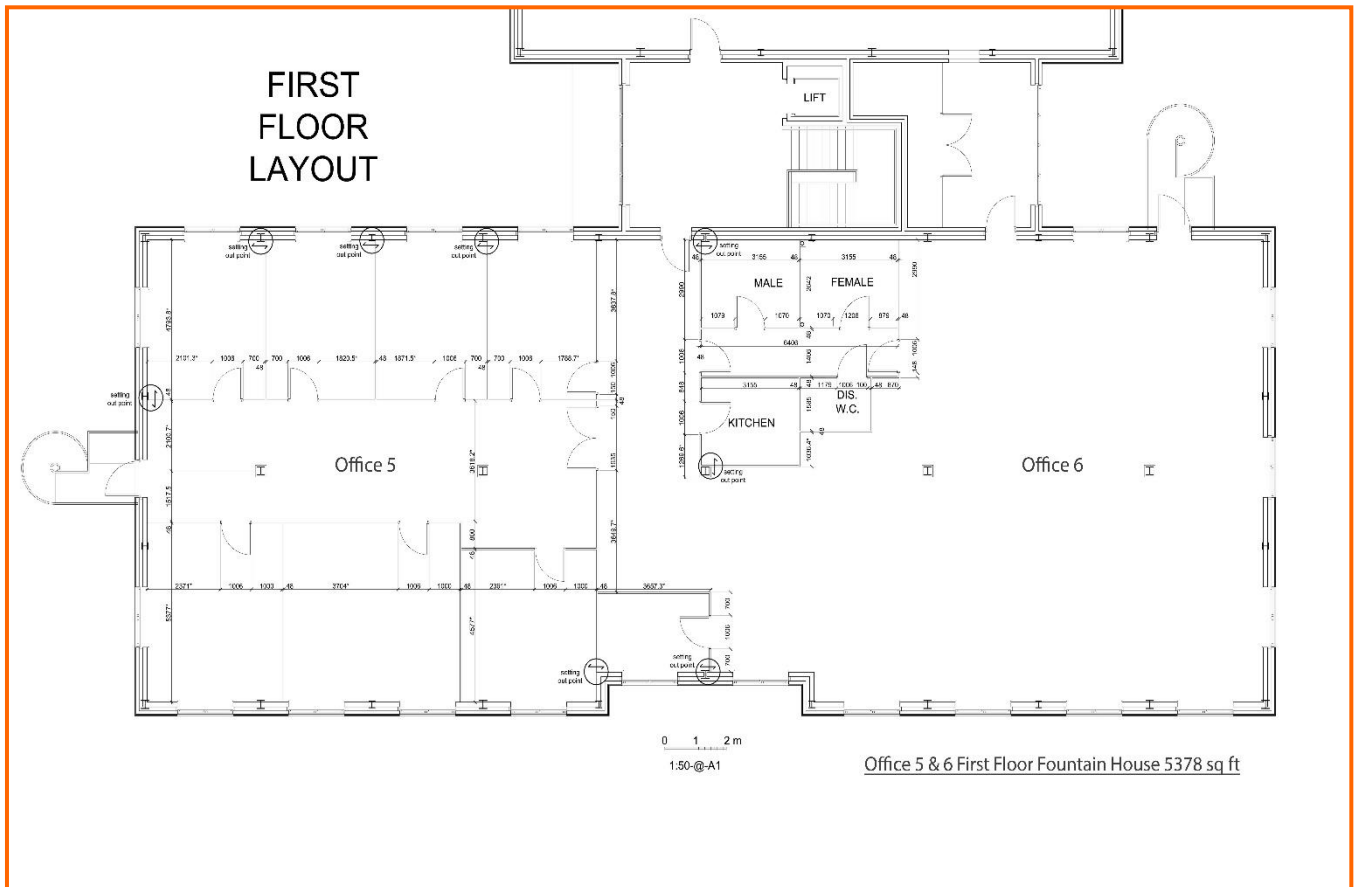
EPC:

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Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.