



## Chadburn House, Weighbridge Road, Mansfield, Notts, From £157 per calendar month

SERVICED OFFICE ACCOMMODATION

OFFICES VARYING IN SIZES FROM 8.76 sq.ms (94 sq.ft.) - 65.54 sq.ms (705 sq.ft)

£20.00 PER SQ.FT. incorporating rent, water & sewage charges, heating, lighting, rates, building insurance, interior decoration, lift service, mail sorting, cleaning, and 24 hr access. All the offices are carpeted and have window blinds.

Car Parking Available.

## LOCATION

Chadburn House is located on Weighbridge Road which is close to the junction of Church Lane, Brunts Street and Littleworth, opposite Bath Street which leads directly onto Nottingham Road. Chadburn House is less than 10mins walking distance of the centre of the large town of Mansfield which serves a catchment population in the region of 100,000 and provides a wide range of shops, retail parks, The Four Seasons Shopping Centre, and has regular bus & train services to Nottingham and Worksop which are some 14 and 13 miles away respectively.

The town has excellent road access via the A38 and the A617 to Junctions 28 & 29 of the M1 Motorway which are approx. 8 miles distance.

## DESCRIPTION

Chadburn House was originally the head office of Mansfield Brewery and has been extensively refurbished to a high standard to provide fully serviced offices which are available on short or long term basis with easy in and easy out terms. The premises provide a high quality reception/waiting area and each office has the advantage of carpets, central heating and blinds to the windows, with shared kitchen facilities which include kettle, microwave and fridge, and there are WCs on each floor. All the offices have radiators and broadband connection.

A particular feature of the offices is the ability to utilise the cafe and bar and the Making It Discovery Centre which is open five days per week and occasionally at weekends and also has a patio area.

Tenants have 24 hour access to the building, with incoming mail sorted at reception and outgoing mail can be collected and franked at an additional cost.

## ACCOMMODATION

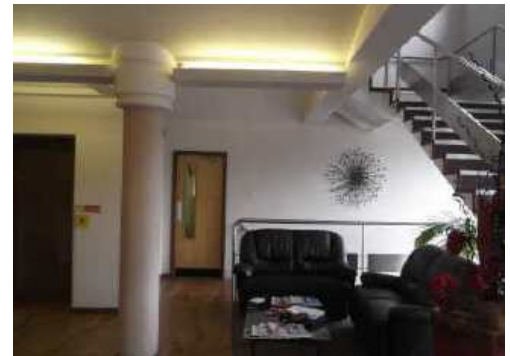
The office accommodation currently available is as follows:

### GROUND FLOOR

Secure entrance with intercom system leading to:

#### RECEPTION/ WAITING AREA

Stairs and Lift to first floor



#### OFFICE A1 21'3" X 9'5" (6.47M X 2.86M)

18.51 sq.ms 199 sq.ft.

Two central heating radiators

#### OFFICE A2 9'4" X 10'9" (2.84M X 3.27M)

9.31 sq.ms 100 sq.ft.

#### OFFICE A3 14'3" X 9'3" PLUS 5'5" X 4'10" (4.34M X 2.82 PLUS 1.64 X 1.48M)

13.71 sq.ms 147 sq.ft.

#### OFFICE A5 14'7" X 9'3" (4.45M X 2.83M)

12.62 sq.ms 136 sq.ft.

#### OFFICE A6 14'2" X 21'11" (4.32M X 6.68M)

28.72 sq.ms 309 sq.ft.

### GROUND FLOOR KITCHEN

### LADIES WCS

### GENTS WCS

### FIRST FLOOR LANDING

Lift to ground floor and second floor.

#### **DISABLED WC**

#### **LADIES WCS**

#### **GENTS WCS**

#### **KITCHEN**

#### **OFFICE E1 11'4" X 13'7" (3.45M X 4.14M)**

14.26 sq.ms 153 sq.ft.

#### **OFFICE E3 15'2" X 14'6" (4.62M X 4.43M)**

20.46 sq.ms 220 sq.ft.

#### **OFFICE E4 11'9" X 10'11" (3.58M X 3.34M)**

11.96 sq.ms 129 sq.ft.

#### **OFFICE E5 11'11" X 16'10" (3.64M X 5.13M)**

18.29 sq.ms 197 sq.ft.

#### **SECOND FLOOR LANDING**

With lift and stairs to lower floors.

#### **KITCHEN**

#### **LADIES WCS**

#### **GENTS WCS**

#### **OFFICE F1 10'8" X 10'2" (3.25M X 3.1M)**

10.07 sq.ms 108 sq.ft.

#### **OFFICE F2 10'8" X 8'10" (3.25M X 2.69M)**

8.76 sq.ms 94 sq.ft.

#### **OFFICE F9 20'3" X 12'7" (6.17M X 3.84M)**

23.67 sq.ms 255 sq.ft.

#### **OFFICE F3 10'8" X 11'2" (3.26M X 3.41M)**

11.10 sq.ms 119 sq.ft.

#### **OFFICE F8 12'7" X 10'7" (3.84M X 3.22M)**

12.34 sq.ms 133 sq.ft.

#### **OFFICE F7 10'10" X 12'7" (3.31M X 3.83M)**

12.69 sq.ms 137 sq.ft.

#### **OFFICE F6 12'8" X 10'10" (3.87M X 3.3M)**

12.71 sq.ms 220 sq.ft.

#### **LANDING**

#### **OFFICE H7 12'8" X 10'6" (3.85M X 3.19M)**

12.30 sq.ms 132 sq.ft.

#### **OFFICE H2 26'6" X 26'8" (8.08M X 8.12M)**

65.54 sq.ms 705 sq.ft.

#### **OFFICE H3 16'7" X 10'10" (5.05M X 3.3M)**

16.66 sq.ms 179 sq.ft.

#### **OFFICE H4 14'6" X 15'3" (4.42M X 4.66M)**

21.0 sq.ms 226 sq.ft.

**OFFICE H1 11'7" X 12'10" (3.52M X 3.92M)**

13.79 sq.ms 148 sq.ft.

**OFFICE H6 10'6" X 11'11" (3.19M X 3.63M)**

11.59 sq.ms 125 sq.ft.

**OFFICE H8 10'6" X 10'2" (3.19M X 3.104M)**

9.91 sq.ms 107 sq.ft.

**OUTSIDE**

There is car parking on Littleworth. Immediately to the rear of the property is a further car park, a paved patio and access to the Cafe .

**RENTAL**

£20.00 per sq.ft. inclusive of water & sewage charges, business rates, central heating, building insurance, interior decoration, maintenance of the lift, mail sorting, electricity, cleaning of common parts, building repairs and maintenance, use of the reception and visitor waiting area , toilet and kitchen facilities.

The rental includes one car parking space for each office. Additional parking is available at £25 per calendar month.

**LEASE**

A copy of the standard lease is available for inspection at the Agents Office.

Length of lease to be negotiated, can be from month to month.

**INCENTIVES**

If a Tenant signs up for a twelve month contract, after three months Month4 is rent-free, and after seven months the eighth month is rent-free.

If a Tenant renews the tenancy after twelve months, then they are granted another month rent-free.

**ADDITIONAL ITEMS**

Items of office furniture are available on a monthly rental.

Photocopying is available at a charge of 6p per copy. Faxes are charged at 45p incoming and 70p outgoing per sheet.

Broadband is currently £30 per month with a one-off connection charge of £70 per line.

Telephone line rental is charged at £15 per line per month, plus a one-off charge of £70 plus vat for each line installation.

The Tenants will receive a monthly itemised phone bill on calls charged.

**VIEWING**

By appointment with the Agents.

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EST. 1932

Floor Plans

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# Energy Performance Certificate

## Non-Domestic Building



Chadburn House  
Weighbridge Road  
MANSFIELD  
NG18 1AH

**Certificate Reference Number:**  
0230-7996-0367-2760-9080

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions



72

This is how energy efficient the building is.



Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 1863  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 43.57

### Benchmarks

Buildings similar to this one could have ratings as follows:

**26** If newly built

**70** 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.