

TO LET - OFFICES

# SUITE 2B

Enterprise Court, Hamilton Way, Oakham Business Park, Mansfield, Nottinghamshire, NG18 5BU



## Key Highlights

- Located on Mansfield's premier Business Park
- Situated within close proximity of the MARR (A617) and Kings Mill Road East (A38)
- Within 5 miles of J28, M1
- Within close proximity of Mansfield town centre
- 1,250 sq ft (116 sq m)
- 4 Car parking spaces

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## LOCATION

The property lies on the south west side of Mansfield occupying a commanding position at the entrance to Oakham Business Park, accessed from Hamilton Way, close to its junction with Hermitage Lane. The site is within close proximity of the MARR (A617) and Kings Mill Road East (A38). Junction 28 of the M1 lies approximately 5 miles to the west.

Oakham Business Park is Mansfield's premier Business Park location and is home to a number of regional and national occupiers.

## SITUATION

The property forms part of Enterprise Court, a modern purpose built office development comprising two adjoining office buildings set within an attractive landscaped estate within close proximity to Mansfield town centre.

## DESCRIPTION

The property comprises a multi-let office building of traditional brick construction. Suite 2b comprises a ground floor office currently subdivided into a range of offices. The specification of the offices is carpeted concrete floor, perimeter trunking, gas central heating, part air conditioning, suspended ceilings with recessed lighting.

Externally, there are four allocated car parking spaces to the front of the building.

## ACCOMMODATION

SUITE & FLOOR	SQ FT	SQ M
2B (GROUND)	1,250	116.13

## BUSINESS RATES

Rateable Value (2023) £9,000  
Rates Payable (2023/2024) £4,491 excluding any transitional or other relief.

## LEASE

The offices are available on a new effectively FRI lease for a term of years to be agreed.

## GUIDE RENT

The office suite is available at a Guide Rent of £12,500 per annum exclusive.

## SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts of the property and the estate, further details are available on request.

## EPC

Suites 1 to 4 are jointly assessed with an EPC rating of C-72.

## VAT

It is understood that VAT is payable in addition to the quoted rent.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

## CONTACTS

For further information please contact:

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