

MUSSON LIGGINS

TO LET
SELF-CONTAINED OFFICE BUILDING
MUSSON
LIGGINS
www.mussonliggins.co.uk

SHERWOOD
139 MANSFIELD STREET


£15,000


PER ANNUM EXCLUSIVE
96.0 sq m (1,034 sq ft)


TO LET

Self Contained
Office Building

139 Mansfield Street,
Sherwood,
Nottingham,
NG5 4BD

 0115 941 5241

 matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a self contained office building.



FEATURES

- ▶ GOOD QUALITY OFFICES
- ▶ KITCHENETTE AND WC FACILITIES



139 Mansfield Street,
Sherwood,
Nottingham,
NG5 4BD



LOCATION

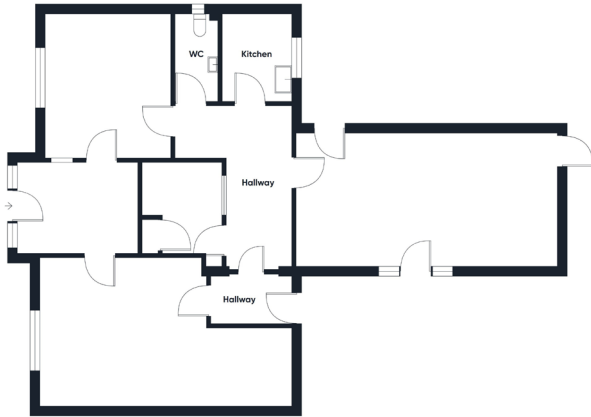
The subject property is situated on the west side of Mansfield Street, just above the Winchester Street junction, in the Sherwood area of Nottingham.

It is within close proximity of the A60 Mansfield Road, providing strong road links.

The main retail centre of Sherwood runs broadly parallel to the property along Mansfield Road.

Nearby occupiers include the local post office, alongside independent retailers and cafés.

Nottingham city centre lies approximately two miles to the south, and the location benefits from frequent public-transport services connecting Sherwood with the city and surrounding suburbs via Mansfield Road.



DESCRIPTION

The subject property comprises a single-storey office premises with frontage to Mansfield Street. The accommodation provides several cellular offices, and benefits from the following:

- ▶ Kitchenette and WC facilities
- ▶ Reception area
- ▶ Suspended ceiling
- ▶ Central heating
- ▶ Secure on-site parking

To the rear of the property there is a gated yard providing dedicated parking for the premises. In addition, Hall Street Car Park is located nearby.

139 Mansfield Street	Sq M	Sq Ft
Total Area	96 sq m	1,034 sq ft





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BUSINESS RATES

Rateable value: **TBC**

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

**£15,000 (Fifteen Thousand Pounds)
Per Annum Exclusive**

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



WILLIAM COWLEY
APPRENTICE SURVEYOR

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