

**GROUND FLOOR OFFICES**

**8 Acorn Business Park  
Commercial Gate  
Mansfield  
Nottinghamshire**

**NOW REFURBISHED**

SAT NAV REF:

**NG18 1EX**

- Ground floor of this detached two storey office premises on established Business Park on the fringe of Mansfield Town Centre.
- Comprising ground floor open plan space now refurbished with feature glazed entranceway.
- **Ground floor Net Area – 212 sq m (2,280 sq ft) with 7 parking spaces.**
- **To Let – New lease on terms to be agreed.**
- **Rental - £28,500 pax**

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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

TEL: **0115 986 3555****RICS**the mark of  
property  
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## **LOCATION**

Acorn Business Park is situated on the fringe of Mansfield Town Centre fronting St Peters Way and Portland Street. The property is therefore within walking distance of the Town Centre amenities and access to Public Transport facilities.

The property is accessed from the A60 and the A38, both of which provide direct links via the National road network to Junctions 27 and 28 of the M1 Motorway.

Other occupiers on the Acorn Business Park include Alpin, Stopford Associates and Interski (first floor unit 8).

## **DESCRIPTION**

The premises comprise the ground floor being part of a detached two storey office building that has been extended and improved over the years beneath a multi-pitched roof.

These ground floor offices are now refurbished to provide high quality open plan space.

There is a ground floor shared glazed entranceway and ladies and gentleman's toilet facilities off and feature staircase up to the first floor.

The premises benefit from gas fired central heating (not tested), suspended ceilings and LED lighting, double glazed window units and open plan flexible space. The incoming tenants may retro-fit air conditioning if so required. There is a new kitchenette area installed off the main office space.

Externally there are 7 car parking spaces within the yard area.

## **ACCOMMODATION**

Ground floor offices- 212 sq m (2,280 sq ft)

**Outside: 7 parking spaces.**

## **LEASE**

The premises are to be let by way of a new IRI lease on terms to be agreed.

## **RENTAL**

£28,500 pax

## **RATING ASSESSMENT**

The current Rating Assessment for the whole property is £50,500 (November 2024) which will be split. The ground floor rating is showing £21,497 for the main office.

Interested parties are asked to take their own advice in relation to the Rating Assessment and likely Rates payable upon separation.

## **PLANNING**

The premises have been used previously for many years under a B1a (office) use which now comes under the E Classification from September 2020. The landlords are looking for complementary professional office users.

Interested parties are asked to make enquiries of the Local Planning Authority Mansfield District Planning Department. Telephone: 01623 463463.

New West Ltd nor the landlords or head tenants offer any warranty in respect of any Planning Permissions, Building Regulations or Statutory Consents and interested parties must consult with the Local Planning Authority.

## **LEGAL FEES**

In respect of an abortive transaction the tenants to be responsible for the landlords legal costs incurred to that point. In respect of a successful transaction each party to bear their own legal costs.

## **VAT**

We understand that the landlords will charge VAT in respect of the rental, insurance rental and service charge. The position with regard to VAT is reserved at all times. Interested parties are asked to take independent advice.

## **SERVICE CHARGES**

There will be an appropriate contribution to the Building Service Charge and for the Estate Service Charge which covers the maintenance and upkeep of the communal areas and landscaping on the whole of Acorn Business Park. The building service charge will be 40% for the main office for the shared costs of cleaning and maintenance.

Further details upon request.

## COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC Assessment of D77. Certificate Ref: 9651-3174-4621-5839-7521. Full copies of the EPC & Recommendation Report available upon request.

## MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

Strictly by appointment through the sole agents:  
**New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555**

Or Philip Westin-Hardy 07771 754384  
Email : [philip@newwest.co.uk](mailto:philip@newwest.co.uk)

PNW/1426/8.25





## Energy performance certificate (EPC)

Unit 8 Acorn Business Park Commercial Gate MANSFIELD NG18 1EX	Energy rating	Valid until:	22 December 2031
	<b>D</b>	Certificate number:	9651-3174-4621-5839-7521

Property type

B1 Offices and Workshop businesses

Total floor area

623 square metres

### Rules on letting this property

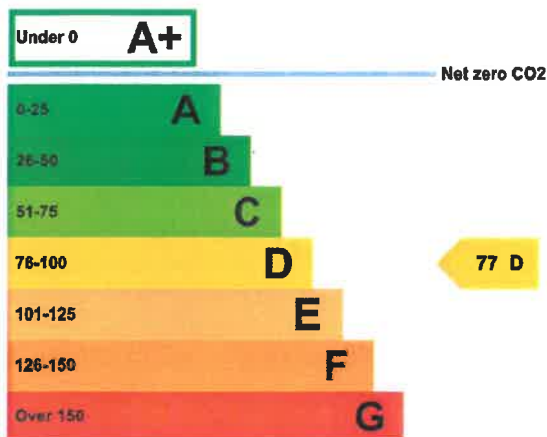
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

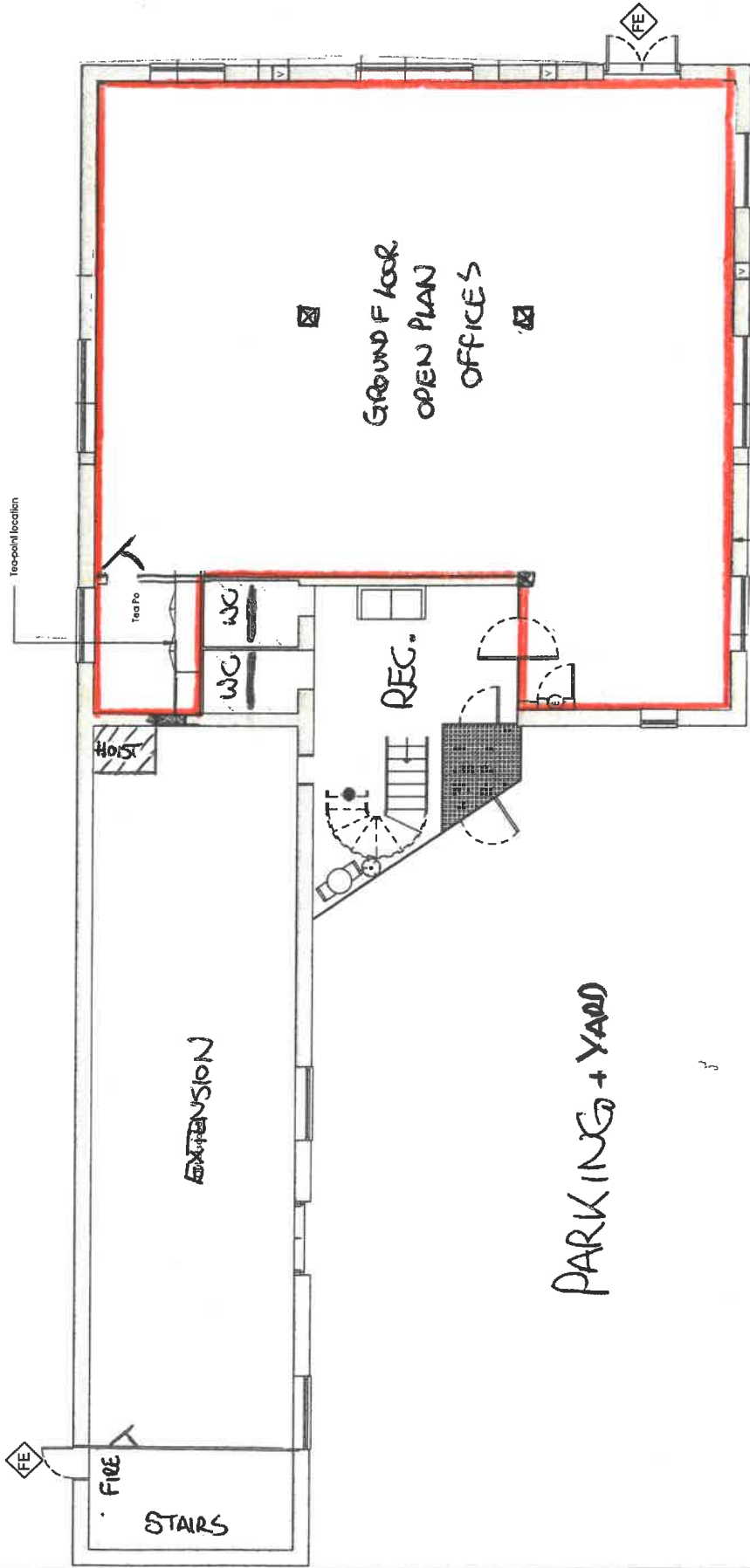
Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

70 C



**Ground Floor Plan - NTS**

FF&E B AGORN BUSINESS PARK

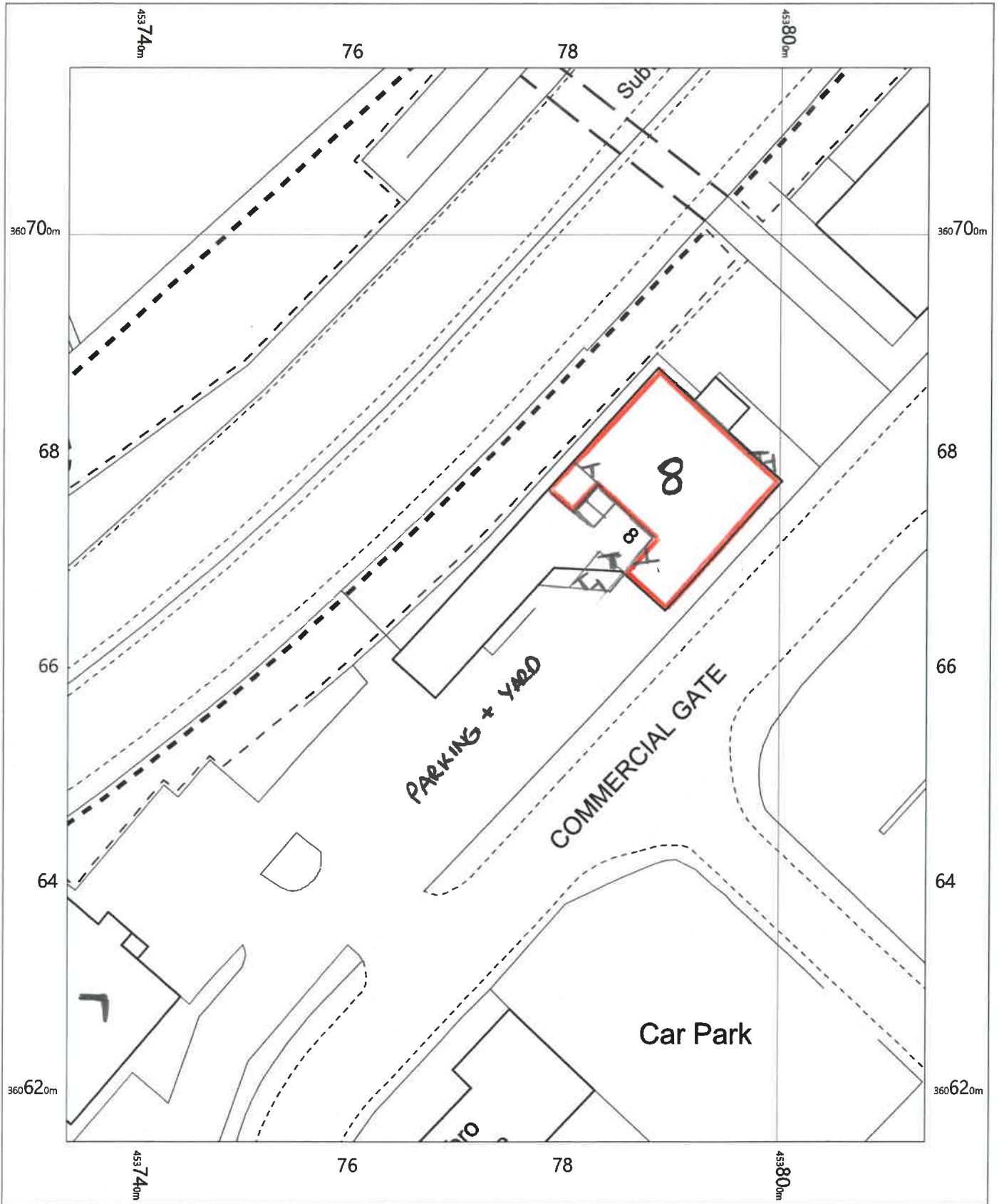


**GROUND FLOOR PART**

- OSB ARCHITECTS - PRELIMINARY SKETCH

AUGUST 2025  
Job No. 04/2024 - OFFICE REFURB A3 Sheet

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UNIT 8 **GROUND FLOOR PART**  
 ACORN BUSINESS PARK  
 MANSFIELD  
 NG18 1EX

OS MasterMap 1250/2500/10000 scale  
 Thursday, August 6, 2020, ID: JEW-00893534  
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