



Office Suites

**BLOCK B BRUNTS BUSINESS CENTRE
SAMUEL BRUNTS WAY
MANSFIELD, NOTTINGHAMSHIRE
NG18 2AH**

Accommodation

Suite	sq m (Net Internal Area)	sq ft	Rent p.a.x.
Suite 16	90	969	£7,750
Suite 23	56	603	£4,800

Description

The accommodation is two storeys, with communal main entrance foyer, toilets (including disabled), kitchens and (cleaners) storeroom.

Location

Brunts Business Centre is situated in a prominent location just off the A60 Woodhouse Road close to the Mansfield Inner Ring Road and within walking distance of the town centre. Within the immediate vicinity are a number of properties predominantly occupied by professional firms and businesses.

Vehicular access to the Centre is via Samuel Brunts Way leading from the main Woodhouse Road (A60).

Lease terms

- Six year lease (rent reviewed at year three)
- Three parking spaces for exclusive use of each suite, plus visitor parking.
- Tenant responsible for own individual property's internal repairs and decoration.
- Landlord to recharge tenant for repair and maintenance of common, structural and external areas by way of a service charge.
- Landlord to recharge for insurance of building.
- All fees and charges stated exclude VAT. VAT is applicable on this property.
- Tenant responsible for statutory compliance in relation to its liabilities as duty holder particularly in respect of fire risk, the control of asbestos and legionella. For further information visit <https://www.gov.uk/renting-business-property-tenant-responsibilities>

Enquiries and viewings

 **01623 463728**

 commercial@mansfield.gov.uk

 Mansfield District Council
Property Services
Civic Centre
Chesterfield Road South
Mansfield, Nottinghamshire
NG19 7BH

Business rates

Most non-domestic properties such as shops, offices, warehouses and factories are charged business rates. The 2023/24 business rate charge for these suites are

Suite 16 £3,992 (Rateable Value £8,000 x NNDR Multiplier £0.499).

Suite 23 £2,495 (Rateable Value £5,000 x NNDR Multiplier £0.499).

Tenants may be eligible for small business rate relief depending on their individual circumstances. For more information contact Mansfield District Council's Revenues team on **01623 463162**.

Permitted use

Any proposed uses for these premises will be considered, subject to the discretion of the Council. Planning permission for change of use may be required and prospective applicants should discuss their proposals with the Council's Development Control team, which can be contacted on

01623 463 204 or developmentcontrol@mansfield.gov.uk

Leasing Business Premises Code 2020

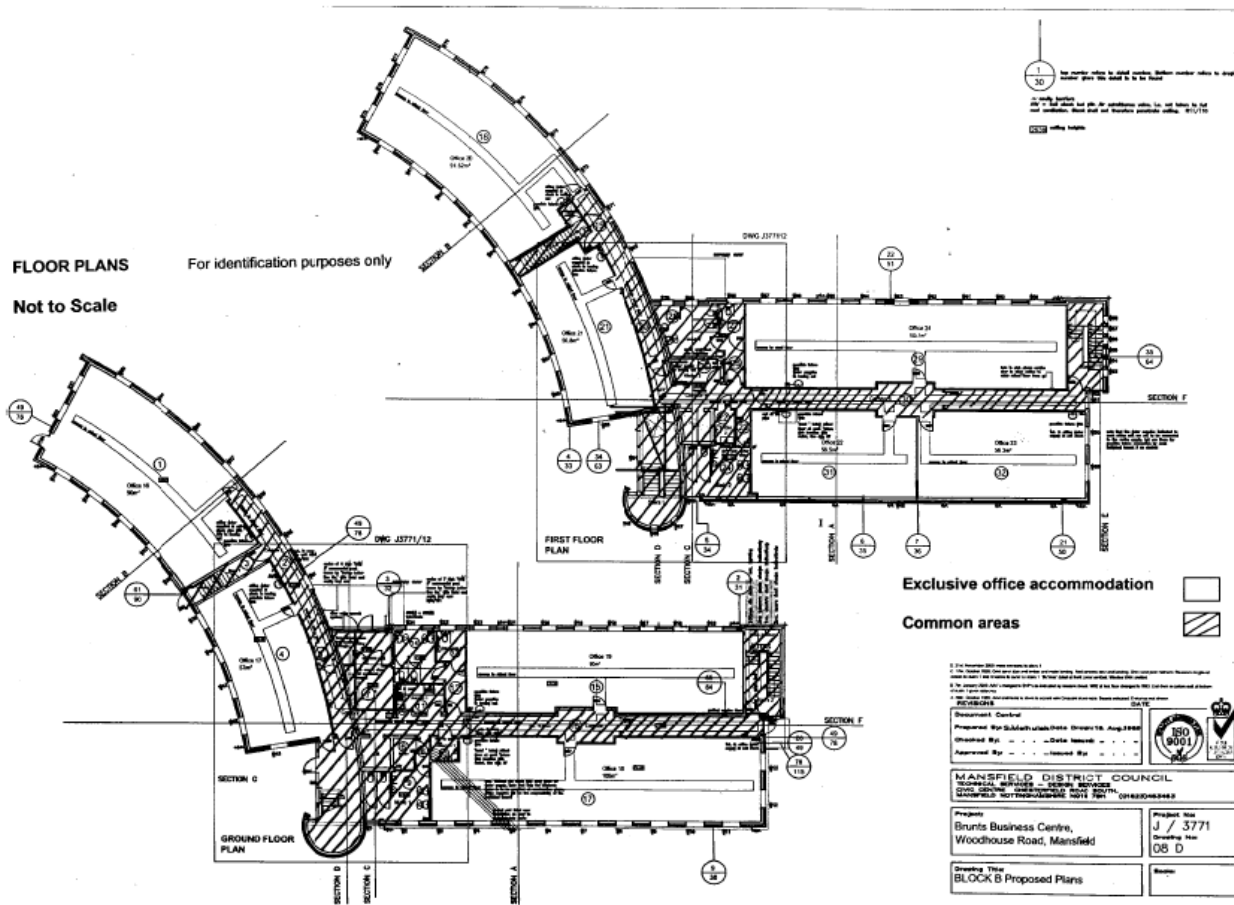
Applicants are advised to look through the Occupier Guide. This guide broadly deals with issues covered in a lease in simple language and provides helpful tips and for occupiers.

Call **01623 463728** to request a copy of the document or visit www.leasingbusinesspremises.co.uk

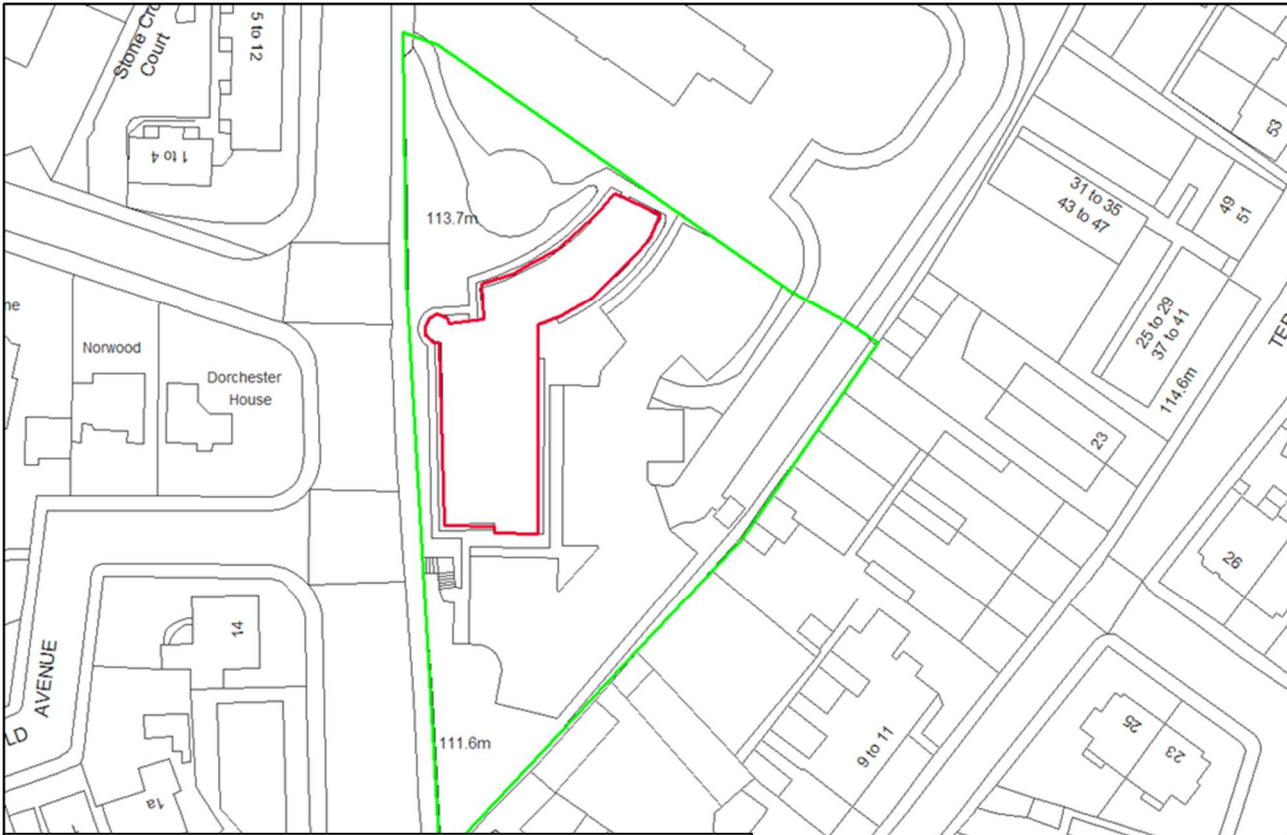
Services

The units have mains water, electricity and gas connections. Prospective tenants should make their own enquires of utility companies as to the extent, nature and suitability of the services for the proposed use.

Floor Plan



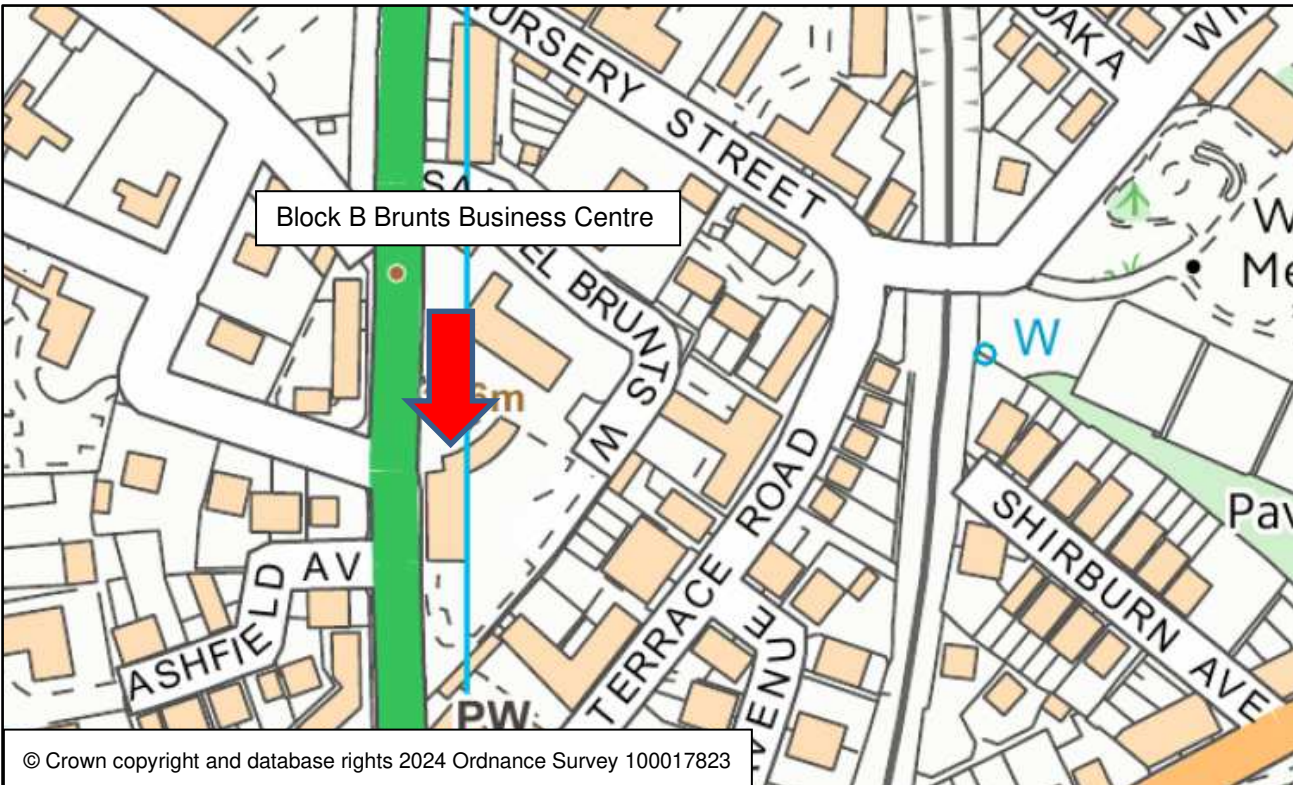
Site Plan



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NOT TO SCALE FOR IDENTIFICATION ONLY

Location Plan



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Energy Performance Certificate Non-Domestic Building



Block B
Brunts Business Centre
Samuel Brunts Way
MANSFIELD
NG18 2AH

Certificate Reference Number:
0798-2240-9830-2300-5403

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 976
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 69.89

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

92

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.

MISREPRESENTATION Mansfield District Council give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Mansfield District Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intending Lessee must satisfy themselves by inspection or otherwise as to the statements contained in these particulars and to the condition and suitability of the property for their intended use. 5. Mansfield District Council has no authority to make or give any representation or warranty in relation to this property. These particulars are produced by the Council acting as Landlord only and not in any of its other possible capacities. Particulars produced on 08/09/23.