



## Office Premises

**WEST UNIT  
MANSFIELD RAILWAY STATION  
STATION ROAD  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 1LP**

## Accommodation

Area	Sq m (Net Internal Area)	Sq ft
Office	96	1033

## Description

Refurbished self-contained premises available to let on the ground floor within the Grade II listed station building in central Mansfield. A quality and functional restoration as part of a major redevelopment scheme to provide Mansfield with fully integrated station facilities and transportation links. The premises also benefit from private parking/ servicing areas.

## Location

The premises are situated close to the Town Centre via footpath links or road, with Nottingham, Worksop and the M1/A1 easily accessible via road and rail.

## Lease terms

- Rent £10,400 p.a.x.
- Six year lease (rent reviewed at three years).
- Tenant responsible for all internal repairs.
- Council responsible for structural and external repairs but will recharge Tenant.
- MDC to insure building and recharge premium to tenant.
- A service charge for common areas is recharged to tenant.
- 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](mailto:commercial@mansfield.gov.uk)

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

# Mansfield Property Services

## Business rates

Most non-domestic properties such as shops, offices, warehouses and factories are charged business rates. The 2023/24 business rate charge for this unit is £4,690.60 (Rateable Value £9,400 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 463204** or [developmentcontrol@mansfield.gov.uk](mailto:developmentcontrol@mansfield.gov.uk)

## Mansfield Business Improvement District (BID)

Businesses situated within Mansfield town centre (within the inner ring road) elected to become a BID with effect from the 1 April 2010, and accordingly all business premises within the BID pay a levy based on 2023 valuation list amounting to:-

Rateable value £7,500 and above = 2.12% of rateable value.

For detailed information about the BID please visit [www.mansfieldbid.com](http://www.mansfieldbid.com) or contact [enquiries@mansfieldbid.com](mailto:enquiries@mansfieldbid.com) or alternatively Sue Rodgers, Mansfield BID Co-ordinator Tel: **0795 084 7392**

## Leasing Business Premises Code 2020

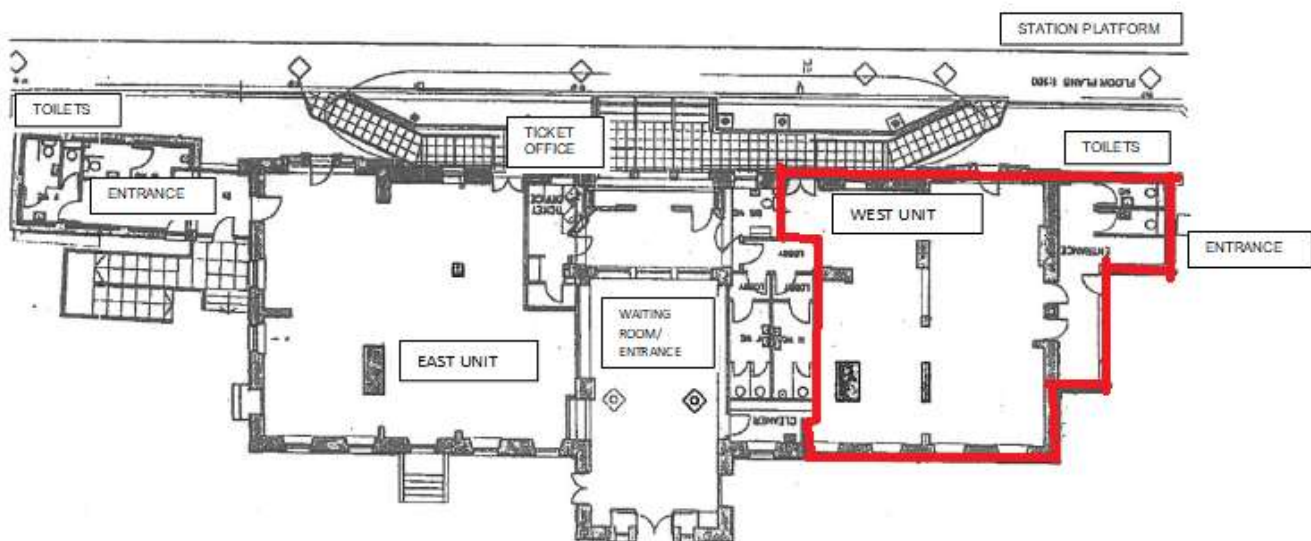
Applicants are advised to look through the Occupier Guide. This guide broadly deals with issues covered in a lease in simple language and provides helpful tips and for occupiers.

Call **01623 463728** to request a copy of the document or visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Services

Prospective tenants should make their own enquiries of the utility companies as to the extent, nature and suitability of the services for the proposed use.

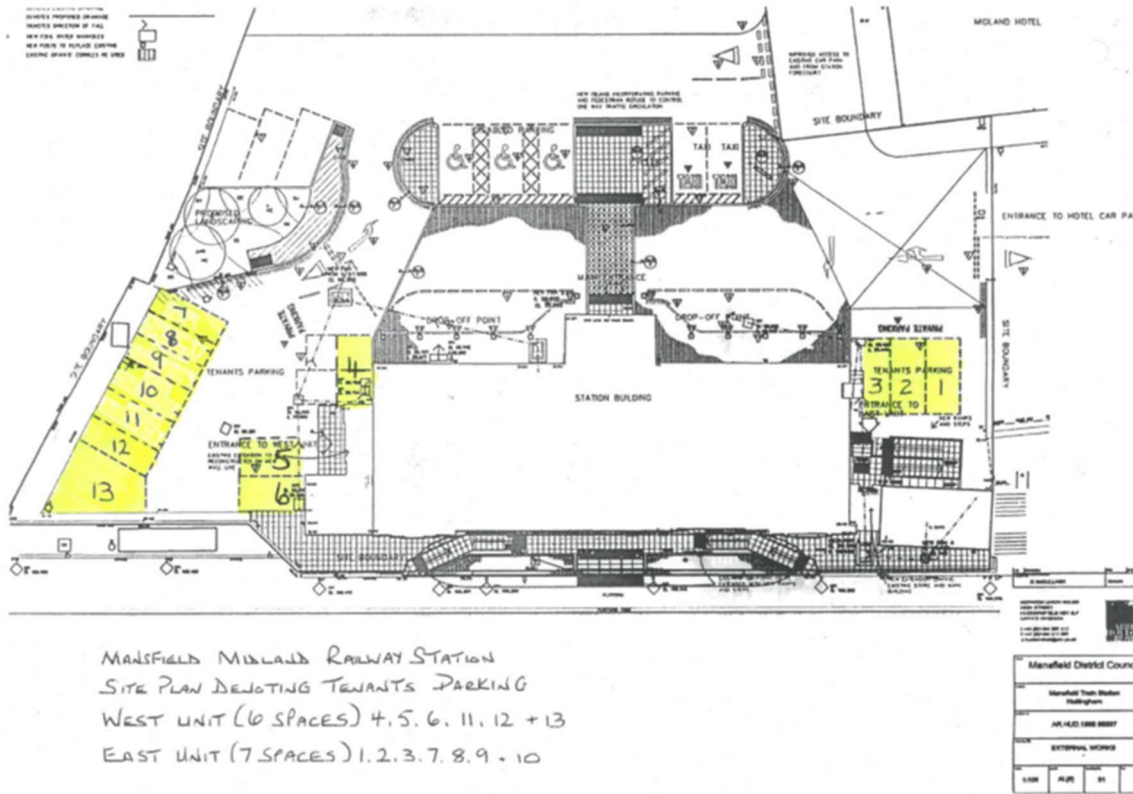
## Floor Plan



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

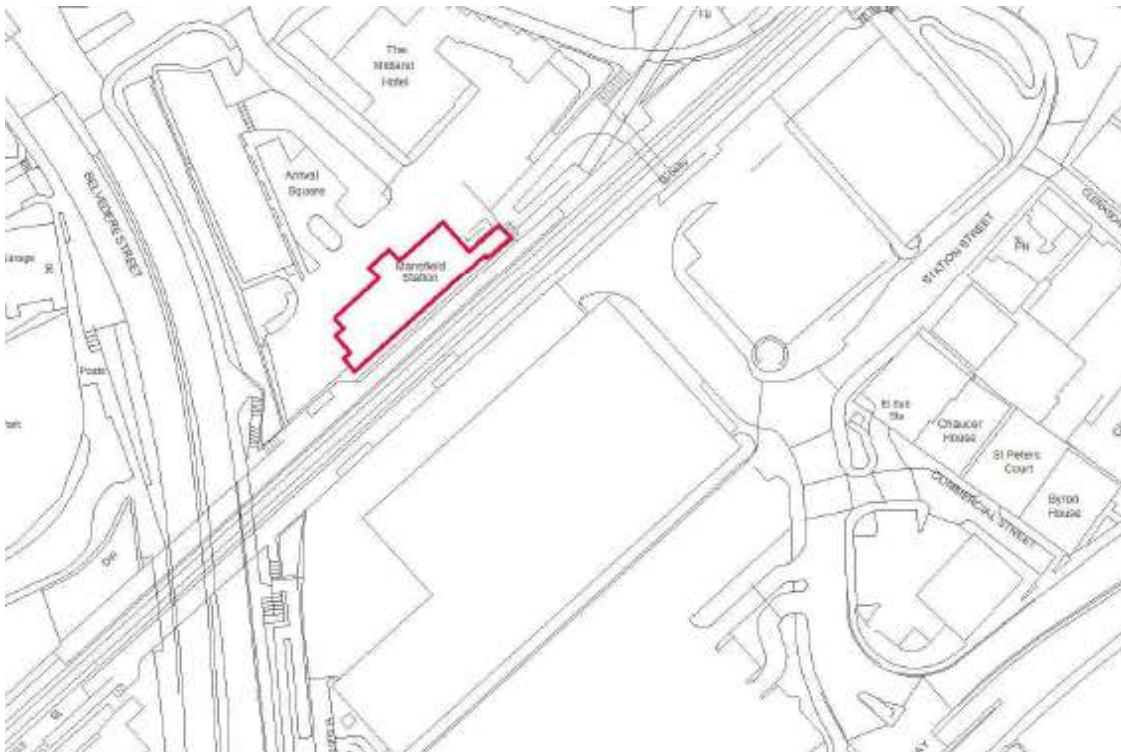
# Mansfield Property Services

## External Plan



NOT TO SCALE FOR IDENTIFICATION ONLY

## Site Plan



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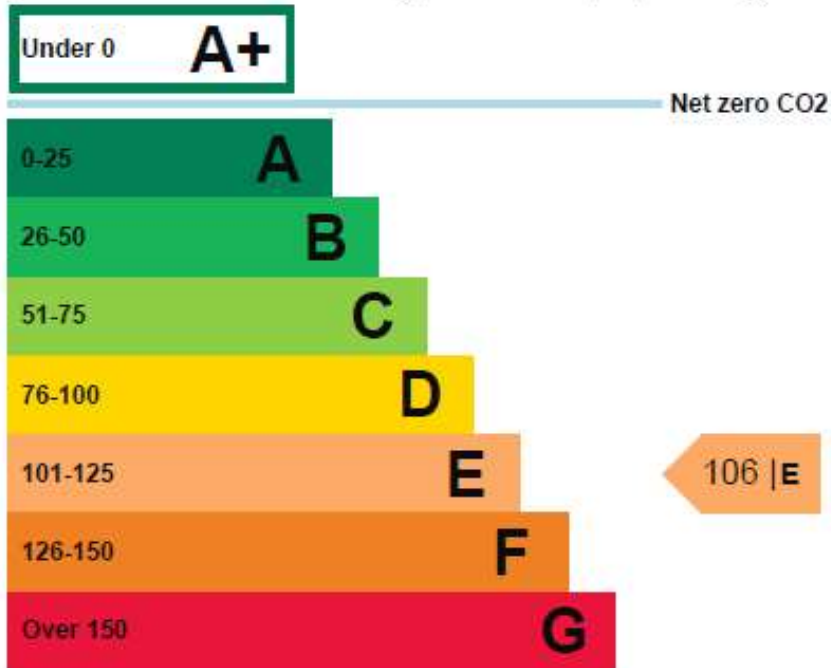
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# Mansfield Property Services

## EPC

2/3/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

#### If newly built

28 | B

#### If typical of the existing stock

81 | D

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Heating and Natural Ventilation

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2779-1519-4983-9749-3004>

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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 08/09/2023.