

Rent!

Prominent Open Plan Offices in Sutton in Ashfield Town Centre

From 441 sq m (4,747 sq ft)
To 463 sq m (4,984 sq ft)

- Prominent and central location
- Lift access
- Competitive terms available
- Available as a whole or split on a floor by floor basis



From £33,000 Per Annum

Location

The property is located in Sutton-in-Ashfield, Nottinghamshire. Sutton in Ashfield is a popular market town, which sits approximately 3½ miles southwest of Mansfield town centre.

The property is prominently located on Brook Street, Sutton in Ashfield in the main town centre. The town centre location provides easy access to both local amenities and public transport links.

The Property

The property comprises open plan office accommodation set over three floors, which has the following internal specification:-

- Ground floor reception
- Suspended ceilings
- Disabled risers
- Lift
- Air conditioning
- CCTV, intercom and fire alarm systems
- Staff facilities (kitchenette's and WC's)

Accommodation

SUITE	SQ M	SQ FT
Ground Floor:	463	4,984
First Floor:	454	4,887
Second Floor:	441	4,747
TOTAL:	1,358	14,618

Additionally, the property provides various stores and staff facilities on each level.

Terms

Each suite is available to rent by way of a new and effectively FRI lease for a term of years to be agreed.

Rent

The property can be rented as a whole - **POA**

Alternatively, the property can be rented on a floor by floor basis at the following rates:-

SUITE	RENT PER ANNUM
Ground Floor:	£35,000
First Floor:	£34,000
Second Floor:	£33,000

Business Rates

The property has the following rateable value:-

£108,000

The current UBR is 54.6p which would make a rates payable figure of:-

£58,968

Rates are to be assessed on a floor by floor basis.

Service Charge

A service charge is payable in respect of maintenance and upkeep of the buildings grounds and common parts.

Planning

The property has planning for:-

E: (Commercial Business & Service) Offices, Financial Services, Professional Services etc

VAT

VAT is applicable to the rent and service charge.

EPC

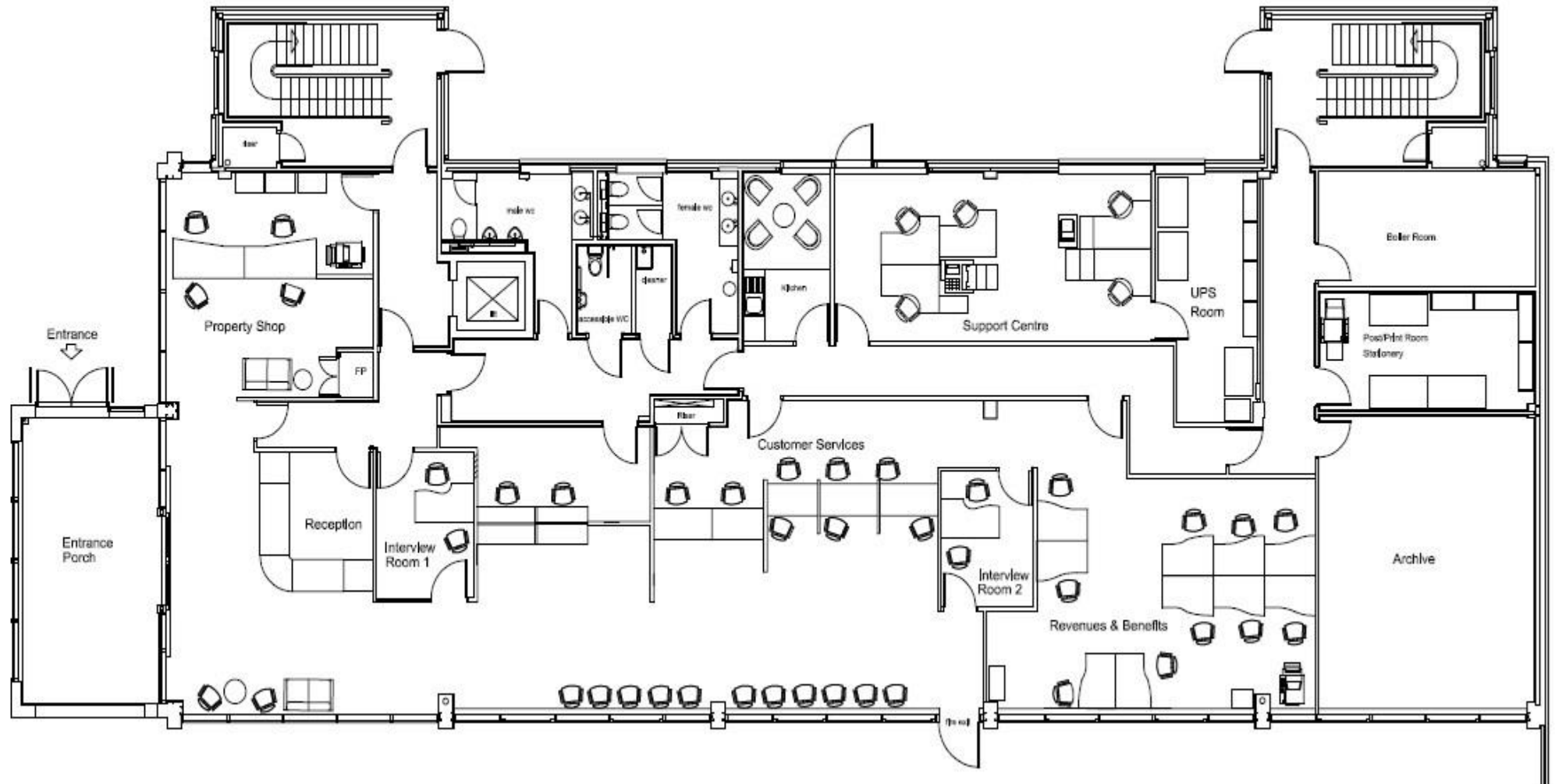
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Rent From

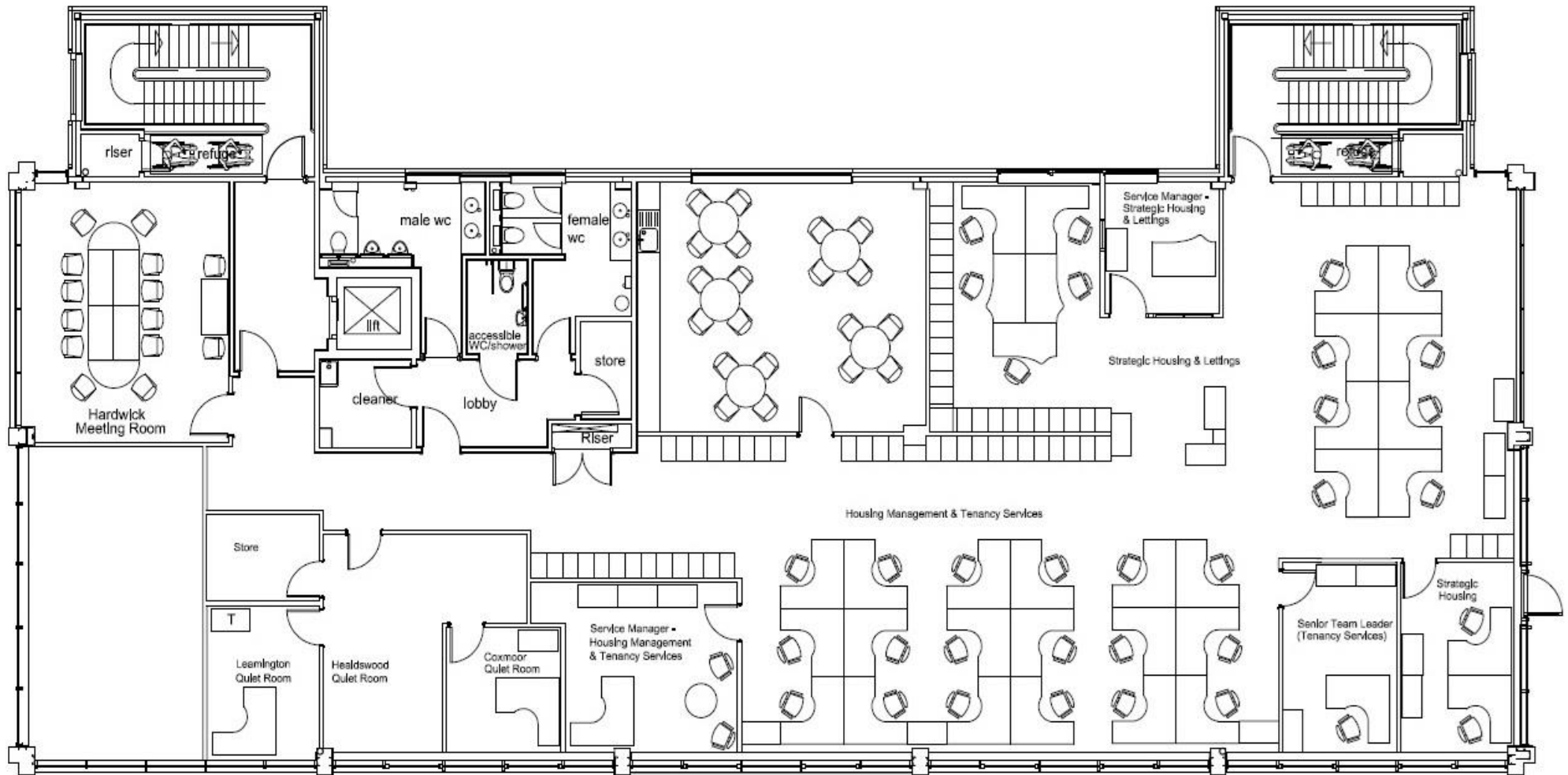
£33,000 Per Annum



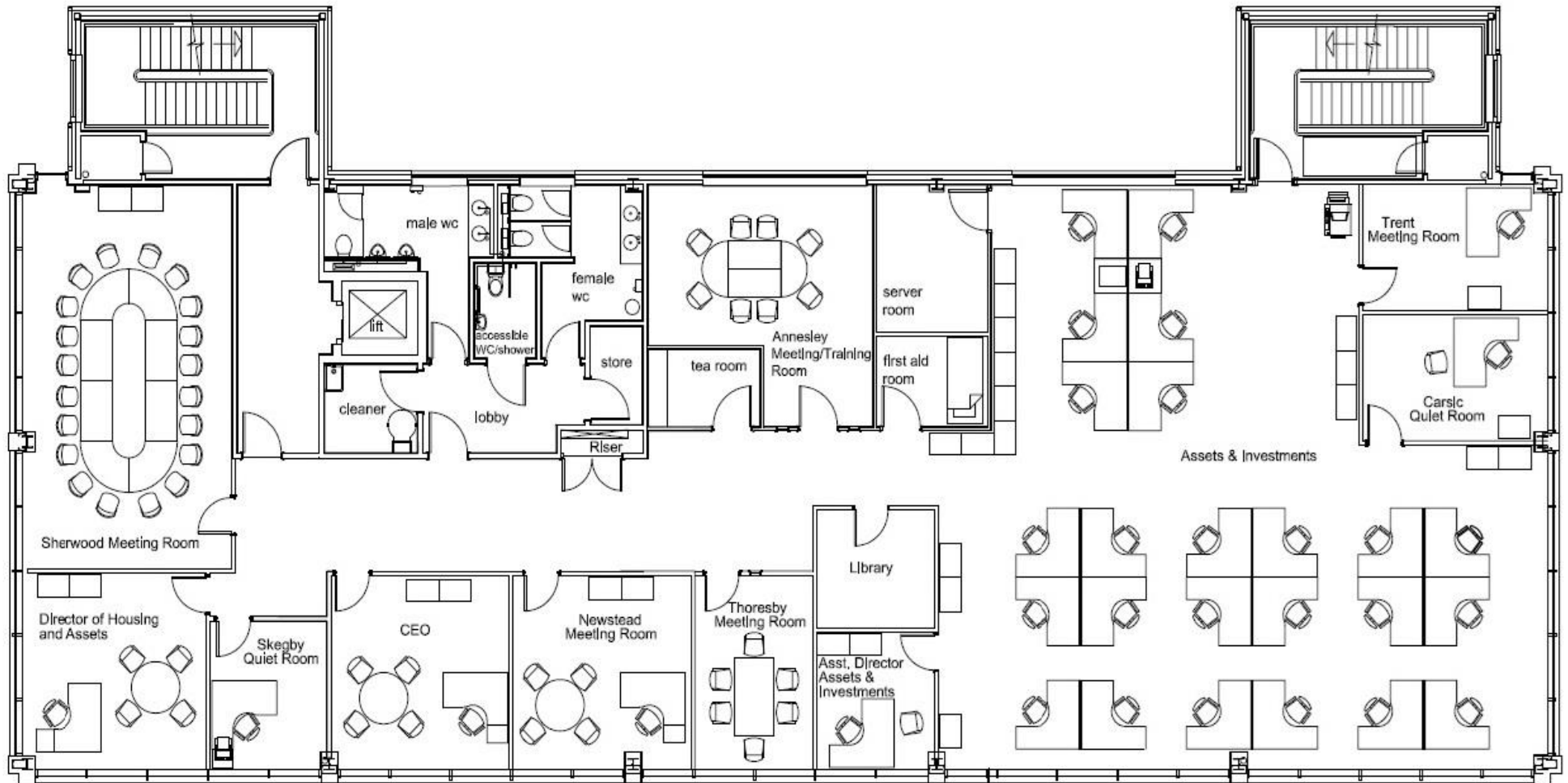
GROUND FLOOR PLAN

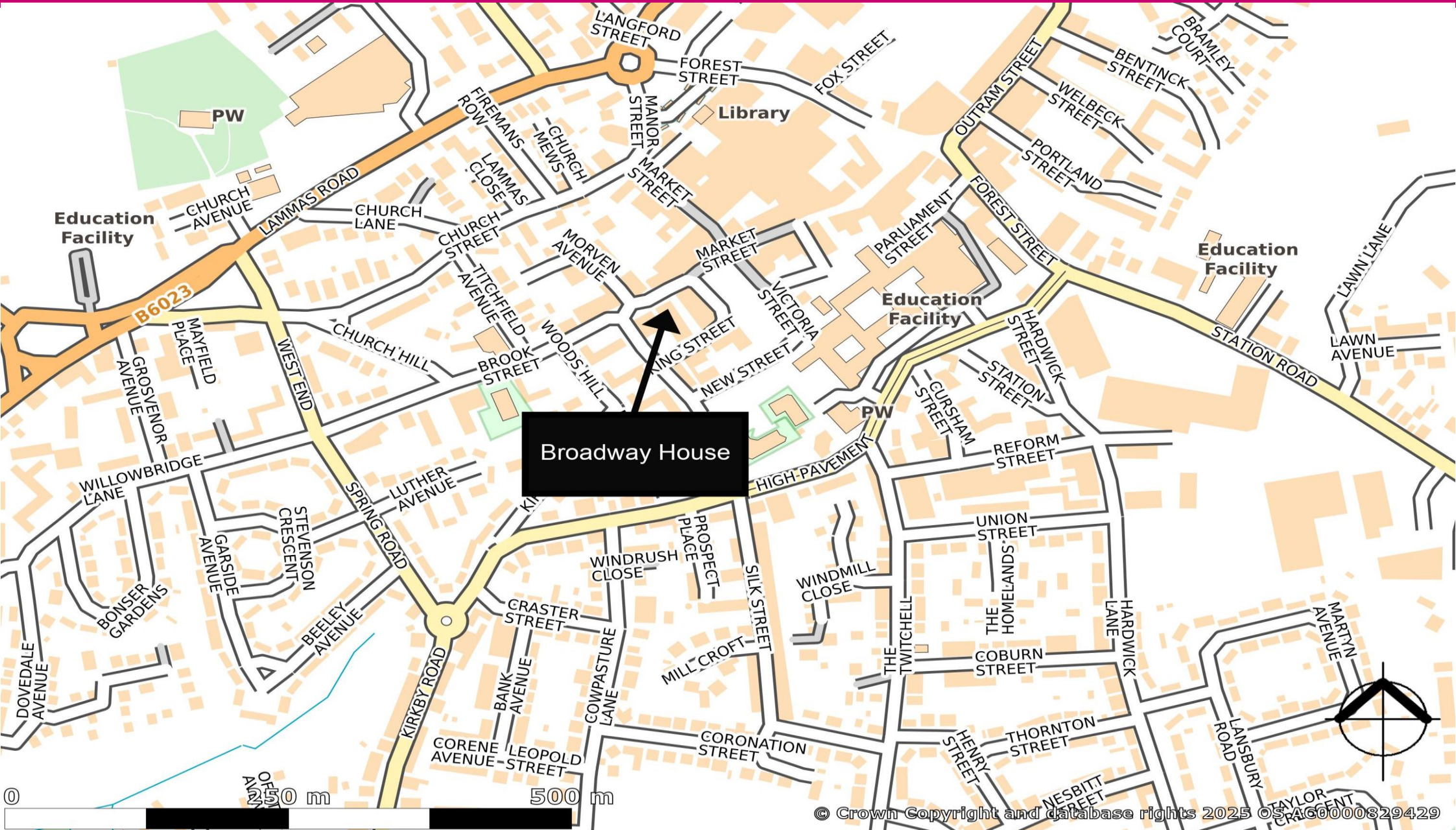


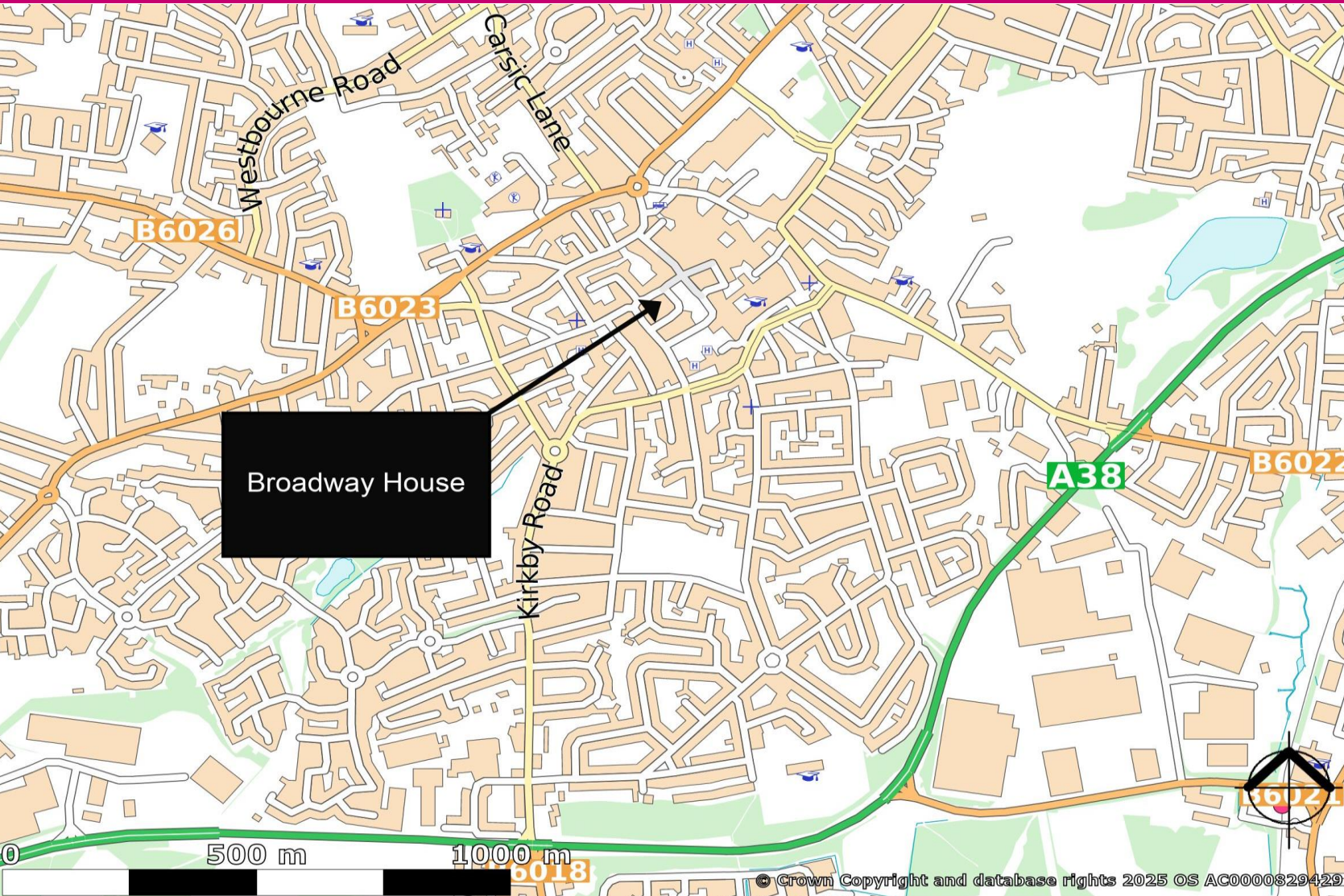
FIRST FLOOR PLAN



SECOND FLOOR PLAN







For further information or
to arrange a viewing
please contact:-

Nick Witek-Morgan
07384 896 501
nmorgan@heb.co.uk



heb Chartered Surveyors

Canalside House, 6 Canal Street
Nottingham NG1 7EH

0115 950 6611 | info@heb.co.uk

heb.co.uk

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