



Unit 13 Warsop Enterprise Centre, Mansfield NG20 0AF

£5,500 Per Annum

An opportunity to acquire a suite of six offices with a kitchen, ladies and gents wc at first floor level.

The offices have a floor area of 83.28 sq.m. (896 sq.ft.).

LOCATION

The subject property is situated on the west side of Burns Lane close to its junction with Sherwood Street and High Street.

The town of Warsop serves a catchment population of approximately 12,000 and provides a wide range of shops including Co-op supermarkets, Boyes, Doctors and Veterinary surgeries, numerous public houses, junior and secondary schools.

There are regular bus services from the town to Mansfield and Worksop which are some 7 and 6 miles away respectively.

There is good road access from the town to Junctions 29 and 30 of the M1 Motorway to the west and to the A614 which leads to the A1 in the east.

DESCRIPTION

The subject offices are situated on the first floor of Warsop Enterprise Centre fronting onto Burns Lane and access is via an external staircase.

The premises provide spacious accommodation extending to 83.28 sq.m. (896 sq.ft.).

ACCOMMODATION

The accommodation comprises:

CORRIDOR 15'8" x 4'1" (4.79m x 1.26)

Steel staircase to first floor with a double glazed door leading to a corridor with electric heater suspended ceiling.

INNER LANDING 13'6" x 8'9" (4.14m x 2.68m)

with electric heater, suspended ceiling.

KITCHEN 9'8" x 5'7" (2.97m x 1.72m)

with stainless steel sink unit and drainer, base unit below, further base unit with worktop, double glazed window, electric heater.

GENTS WC

with low level WC, wash hand basin h&c

LADIES WC

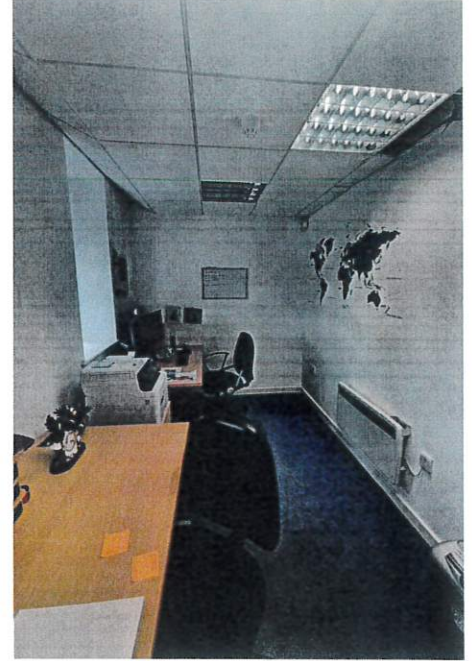
with low level WC, wash hand basin h&c

MAIN OFFICE 15'1" x 27'0" (4.61m x 8.25m)

with four velux windows, fitted carpet, fire exit and heater



OFFICE 2 5'10" x 5'0" + 7'6" x 10'5" (1.79m x 1.54m + 2.29m x 3.18m)
with suspended ceiling, two double glazed windows, fluorescent light, electric heater



OFFICE 3 10'5" x 8'9" (3.2m x 2.69m)
with electric heater, suspended ceiling, double glazed window.



OFFICE 4 8'5" x 12'8" + 4'11" x 2'1" (2.58m x 3.88m + 1.51m x 0.66m)
with two double glazed windows, electric heater, suspended ceiling

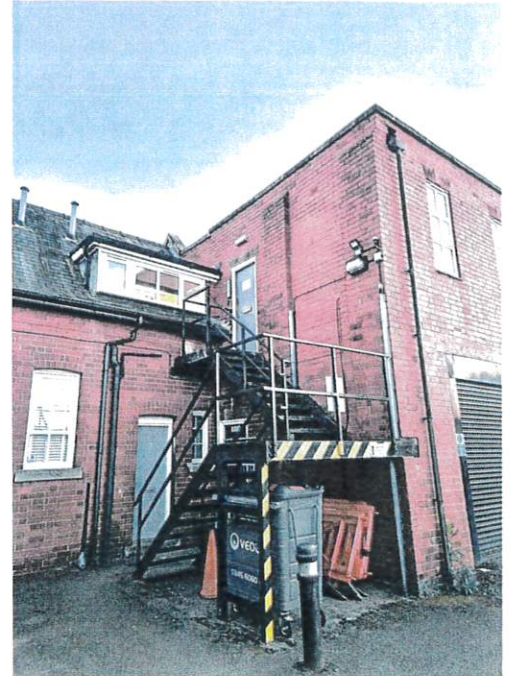


OFFICE 5 7'8" x 5'10" (2.34m x 1.79m)
with double glazed window, electric heater, suspended ceiling

OUTSIDE

Immediately to the front of the unit there are 2 car parking spaces and there is an access to the south which leads to further units which form part of the Warsop Enterprise Centre where there is additional parking.

At the rear of the property there is a metal staircase giving access to the offices.



LOCAL AUTHORITY/RATING

The Local Authority is Mansfield District Council and from our inspection of the Rating List we understand that the premises have a rateable value of £6,200 from 1 April 2023 so the premises should be exempt from rates under the Small Business Rate Relief Scheme.

VIEWING

By appointment by with the Agents

RENTAL

The premises are available to let a rental of £5,500 per annum plus VAT

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

