



Mansfield Road,  
Eastwood, Nottinghamshire  
NG16 3AR

**£675 PCM**

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A great opportunity has arisen to let a first floor commercial office suite in a highly prominent town centre location.

Located in a prominent detached building in the centre of Eastwood this eye-catching premises is ideal for a range of uses, previously as offices, but could equally be used as consultancy rooms, therapy or treatment rooms, etc.

Suite 4 offers approximately 59.5sqm of useable space and is arranged over four individual rooms. This is available at a rent of £675 PCM. The suite has its own kitchenette and small break out area with shared communal staff toilets.

Suite 4 has the additional option of a lockable storage facility to the attic which provides for an additional 62sqm approximately of storage space with light and power that is available by separate negotiation with the landlord.

The building benefits from its own private courtyard car park where there is a fair use policy in place with 2 spaces for each unit. Adjacent to this is a public car park, ideal for visitors. Adjacent to Morrisons and on a busy junction and therefore highly visible to attract passing trade, depending upon the nature of the business occupying.

The building is central heated throughout, double glazed and there are suspended ceilings to all rooms with LED lighting, offering a white box for any incoming tenant to trade immediately.

Available immediately. Viewings can be arranged through the Agent.

## COMMUNAL ENTRANCE LOBBY

Secure keypad entry system and stairs leading to the first floor.

## COMMUNAL FIRST FLOOR LANDING

Access to communal staff restroom facilities.

## CENTRAL CORRIDOR

Radiator, double glazed window.

## SUITE 4

Offering 59.5 SQM of overall useable space, sub-divided and comprising a central lobby area and small breakout room.

## SMALL BREAKOUT ROOM

11'5" x 6'6" (3.5 x 2)

Giving access to kitchenette.

## KITCHENETTE

4'3" x 6'5" (1.31 x 1.98)

Wall and base cupboards, work surfacing, stainless steel sink unit.

## ROOM ONE

14'10" x 12'7" (4.53 x 3.84)

Offering approximately 17sqm of useable space, grid suspended ceiling with LED lighting, radiator, two double glazed windows.

## ROOM 2

12'5" x 7'4" (3.81 x 2.24)

Offering 8.6sqm of useable space, grid suspended ceiling with lighting, radiator, double glazed window.

## ROOM 3

12'5" x 10'3" min (3.81 x 3.14 min)

Offering approximately 12sqm of useable space, grid suspended ceiling with LED lighting, double glazed window.

## ROOM 4

13'6" x 11'10" (4.13 x 3.63)

Offering 15sqm of useable space, grid suspended ceiling with LED lighting, radiator, double glazed window.

## ATTIC STORAGE

Suite 4 has the option to let additional attic storage space offering around 67sqm overall, sub-divided into three compartments, lighting and power facility. Occasional access is required for the landlord to service the heating system.

## COMMUNAL STAFF REST ROOM FACILITIES

Inner lobby to Ladies and Gents toilets.

## OUTSIDE

The building is accessed from the pavement to the front or via the private courtyard car park for the building, where there is a fair use car parking facility with 2 spaces for each unit. In addition to this, there is an adjacent public pay and display car park for customers which we understand is a nominal £1 per day.

## VAT

The rent is subject to VAT.

## TERMS

The suites will be available on a new internal repairing lease, term to be negotiated.

## SERVICE CHARGE

A service charge is payable for the upkeep of the communal areas and towards the heating and water costs, this is approximately £70-£80 pcm The units are responsible for their own electricity bill and communications.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales		
EU Directive 2002/91/EC		○

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales		
EU Directive 2002/91/EC		○

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.