



Superbly Presented Office Suites

Size 1,833 – 5,997 sq ft (170 - 557 sq m)

- Predominantly Open Plan
- Unrivalled dedicated parking ratios
- Convenient location adjacent to A38
- DDA compliant

Superbly Presented Office Suites - To Let

Size 1,833 – 5,997 sq ft (170 - 557 sq m)

Location

Balwant Business Park is located on the edge of Sutton in Ashfield, in a position almost fronting the A38 which provides a link to J28 of the M1 and Mansfield Town Centre. Coxmoor Lane is a recognised commercial location with occupiers including Lockwood Distribution and Driving Standards Agency amongst others. The location benefits from numerous public transport links making it a well connected business address.

Description

The available accommodation is part ground and first floor suites within a two-storey office building, with generous external parking.

Key features included the following:

- Suspended ceiling with modern lighting
- Double glazed fenestration
- Dedicated kitchen facilities
- New carpets

Accommodation

The suite comprises the following accommodation:

OFFICE	SQ FT	SQ M
Ground – Suite 1	1,833	170.26
First – Suite 3	1,834	170.38
First – Suite 3	2,330	216.46

Business Rates

The 2017 Rateable Value List confirms that the suites are assessed as “offices and premises”. Suite 1 has an RV of £16,750. Suites 3 & 4 have a combined RV of £39,000.

EPC

Full EPC available. Rating (C-71)



Terms

The premises are available to let by way of a new lease on terms to be agreed.

The lease drawn up on effectively Full Repairing terms by way of a service charge.

Rent

Upon application to the joint agents.

Further Information

All enquiries and viewings through the joint agents.

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Date of Particulars

July 2019



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