

Suite 1, Ground Floor | i2 Centre | Oakham Business Park | Mansfield | NG18 5FB

High quality refurbished Grade A office suites within an excellent quality building close to Mansfield Town Centre and the A38

187.1m²
(2,014ft²)

- Close to Mansfield Town Centre and A38
- High quality space
- Good on-site car parking levels
- Flexible lease arrangements
- Modern open plan accommodation
- Shared reception



TO LET



Location



Gallery



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Location



Gallery



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Location

The property is located just 2 miles from Mansfield Town Centre on the well established Oakham Business Park.

The park is accessed off the Mansfield and Ashfield Regeneration Route (MARR), a short distance from the A38 which in turn provides excellent access to J28 of the M1 Motorway.

Description

The property comprises a high quality, modern multi-occupied office building with an attractive manned reception and passenger lift to all floors. Each floor has a range of open plan office suites with shared male and female high spec WC facilities. The suite benefits from:

- Cellular offices with open plan layout
- Lots of natural light through double glazed windows
- Blinds to all windows
- Kitchen facility
- Suspended ceilings
- Carpet tiles throughout
- Lighting
- Raised floors
- Air conditioning and heating
- Fob security system for access





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Car Parking

The suite benefits from 9 designated car parking spaces within the secure car park to the rear of the property.

Floor Areas

We understand the suite has the following Net Internal Area:

187.1m² (2,014ft²)

(This information is given for guidance purposes only)

Rent

The property is available on a new lease and the rent is available on application.

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2026: £22,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Mansfield District Council)

EPC

The suite has an EPC Rating of B-47.



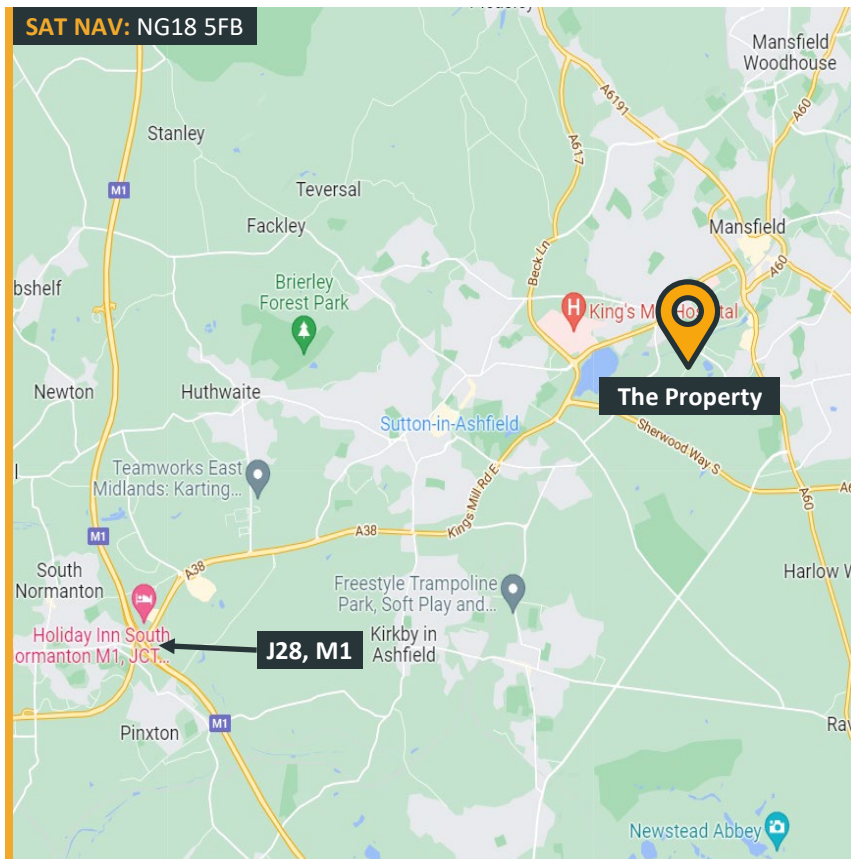
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SAT NAV: NG18 5FB

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. The service charge currently runs at circa £7.93 per sq ft.

(This information is given for guidance purposes only)

VAT

VAT is applicable on the rent and service charge due at the standard rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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05/07/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.