



Second Floor  
1 Melton Way  
Mansfield  
Nottinghamshire  
NG18 5FU

**£25,000**  
PER ANNUM EXCLUSIVE

## HIGH QUALITY OFFICE PREMISES

**284.20 m<sup>2</sup> (3,059 ft<sup>2</sup>)**

Approximate Net Internal Area

**TO LET**

### FEATURES INCLUDE:

ONSITE PARKING | KITCHEN AND WC | PRIVATE ROOF TERRACE | LIFT FACILITIES

#### Location

The subject property is within Oakham Business Park and occupies a prominent position at the Hamilton Road/Hermitage Way roundabout and is positioned on Melton Way which is just off Hermitage Road and which is close to the intersection of the A617, Mansfield Ashfield Regeneration Route (MARR) and the A38 to the west of the subject property. Of particular note, the subject property is in close proximity to the Newly built Amazon fulfilment centre which opened in October 2020.

Mansfield Town Centre is located approximately 1 mile distance to the northeast and the A38 links with Junction 28 of the M1 Motorway, located approximately 4 miles distance to the southwest of the subject property.

The A617 provides access to the A60, linking with Nottingham City located approximately 15 miles to the south of the subject property.

#### Description

The property is prominently situated on Hermitage Lane, adjacent to the Hamilton Road roundabout which provides access to Hermitage Lane and Hamilton Way, which form Mansfield's primary business location.

The property comprises of a second floor office suite within a three storey modern headquarters building

The available space provides high quality predominantly open plan office accommodation located on the Second floor incorporating partitioned offices, using floor to ceiling glass partitioning.



Plan View

Map View

## Accommodation

Second Floor: 284.20 m<sup>2</sup>/ 3,059 ft

APPROXIMATE NET INTERNAL AREAS

## Planning

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please contact Mansfield District Council Planning Control Department, telephone 01623 463463.

## Business Rates

The premises will require separate assessment for Business Rates purposes.

For further information please contact Mansfield District Council on 01623 463463.

## Rent

£25,000 per annum exclusive.

## Tenure

The property is available to let be way of a New Lease on terms to be agreed.

## Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Services

We understand that mains gas, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.