



Onsite Lodge Suite 4, Rooms 1 - 4
Mansfield Road, Eastwood, Nottinghamshire,

£325 (From) PCM

Onsite Lodge Suite 4 Rooms I - 4 Mansfield Road Eastwood,

A selection of four individual first floor offices available to let individually or as a combination 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, such as offices, consultancy rooms, therapy or treatment rooms, etc.

Offering a combined useable space of approximately 59.5sqm arranged over four individual rooms. The suite has a communal breakout area and kitchenette with shared communal staff toilets.

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. 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.

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 £375 PCM* 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 £325 PCM* 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 £350 PCM* 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 £350 PCM* 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 (EPCM TO BE DISCUSSED)

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.

TERMS

Each office will be available on a minimum 6 month licence agreement with a rolling contract thereon.

*SERVICE CHARGE

Service charge included for the upkeep of the communal areas and towards the heating and water costs and electricity costs (On a fair use policy). Internet not provided.



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.