



## Agility House, Mansfield Woodhouse, Nottinghamshire, NG19 8BA

- \* A range of high-quality offices for sale
- \* Exceptional space with secure access and parking
- \* 5800 sq ft across 2 floors
- \* Mansfield Woodhouse town centre
- \* Part vacant and part let



### Location

This Freehold Office with 8 office suites is in the centre of Mansfield Woodhouse, situated about 1 mile North of the centre of Mansfield and 400m from Mansfield Woodhouse train station. The property is well located and there is ample parking for tenants and separate allocated parking for visitors. There is also addition parking on the surrounding roads.

Mansfield is a market town in Nottinghamshire, the town lies in the Maun Valley, 12 miles (19 km) north of Nottingham, and is near Sutton-in-Ashfield. Most of the 106,556 population live within the town proper (including Mansfield Woodhouse).

### Property Description

This 2 storey former police station was built in the 1970's and converted in to the offices in more recent years. Fully modernised to a high specification, the space has been occupied in the main by the owners and their businesses and is now surplus to requirements.

### Accommodation

The total of 5,800 sq ft over ground and first floor is split into 8 offices suites, with 2 let out to Mencap. The building benefits from a high-quality finish and would make an excellent head office base for a small/medium business. The building has a canteen on the ground floor and welfare kitchen on the first floor. There is a lift from ground to first floor.

### Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

### Terms

Rooms 3 & 5 on the ground floor have been let to Mencap since 2018, with their lease expiring in August 2024, with a current passing rent of £20,000 per annum and a pending rent review in August 2022.

The building is offered for sale freehold/part investment and part vacant.

### Rates

All the offices have been individually rated, for more information please visit [www.voa.gov.uk](http://www.voa.gov.uk)

### VAT

The building may be opted to tax, so VAT may be applicable on the purchase price, this will be confirmed by the vendors accountant in due course.

### Legal Costs

Both Parties will be responsible for their own legal costs.

### Viewing

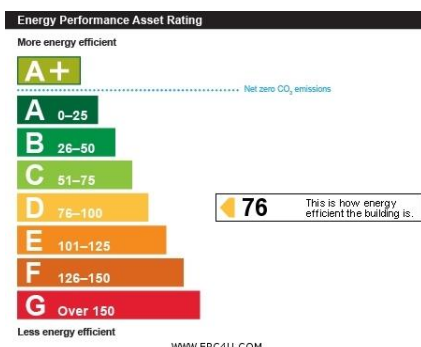
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

### Parking

The car park has electronic gated access and offers 20 spaces dedicated to the offices.

### Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



## Contact Details

4 Melton Road  
Whissendine  
Oakham  
Rutland  
LE15 7EU

[www.pandfcommercial.com](http://www.pandfcommercial.com)

**Email:** [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

**Tel:** 01664 431330