

2 St Peter's Court, Mansfield NG18 1EF

£18,000 Per Annum

FLEXIBLE TERMS ARE AVAILABLE TO POTENTIAL TENANTS - RENT REDUCED TO £18,000 PER ANNUM

Total Floor Area of 218.63 sq.m. (2,352 sq.ft.).

A self-contained purpose built office block with gas fired central heating, UPVC windows and partial air-conditioning. Car parking to the rear for five to eight cars.

The premises are close to the town centre on the edge of the St Peter's Retail Park which includes Boots, Sports Direct, Greggs, Carphone Warehouse, Next, TK Max, Home Bargains and Poundland.

LOCATION

The subject premises are situated on the east side of Station Street close to its junction with Albert Street which leads to Church Street, Market Street, the Market Place, Westgate and Stockwell Gate which are the principal shopping thoroughfares of the town of Mansfield. Station Street leads to St Peter's Way and St Peter's Retail Park.

The premises are within easy walking distance of the large town of Mansfield which serves a population of 100,000 and provides a wide range of shops including the Four Seasons Shopping Centre and several retail and leisure parks.

There are regular bus and train services to Worksop and Nottingham which are some 13 and 14 miles away respectively and there is excellent road access via the A38 and A617 to Junctions 28 and 29 of the M1 Motorway which is approximately 8 miles distance.

DESCRIPTION

St Peter's Court comprises of a purpose built three storey semi-detached office block constructed of cavity brick under a pitched roof covered with concrete interlocking tiles. The property has double glazed windows, gas fired central heating and air-conditioning to the main offices.

The Ground Floor provides reception/general office, store room, copier/stationery room and kitchen. At First Floor level there are 2 offices, Gents & Ladies WC, Kitchen/Staff room. At Second Floor level there is a board room/training room, whilst to the rear there is a car park which provides space for between 5 to 8 cars, this is shared with the adjacent premises occupied by Bryan & Armstrong.

GROUND FLOOR ACCOMMODATION

The Ground Floor accommodation consists of:

ENTRANCE LOBBY

Solid door to entrance lobby with central heating radiator, tiled floor, stairs to First Floor. Door to reception/general office.

RECEPTION/GENERAL OFFICE 17'5" x 38'3" overall (5.31m x 11.66m overall)

window, suspended ceiling, part tiled floor, three central heating radiators, air-conditioning unit, feature stone wall, reception counter and seating.



INNER LOBBY

LADIES WC

with low level WC, wash hand basin with hot and cold water and extractor fan

FORMER WC now STORE 7'6" x 4'10" (2.30m x 1.48m)

with central heating radiator

KITCHENETTE 4'11" x 3'11" (1.51m x 1.20m)

Stainless steel sink unit with cold and hot water from water heater, base unit below.

COPIER/STATIONERY ROOM 6'9" x 18'2" (2.08m x 5.56m)

central heating radiator. Fire escape.

REAR LOBBY

Door leading to car park

FIRST FLOOR**FRONT OFFICE 17'6" x 17'10" plus 4'6" x 6'6" plus 2'7" x 13'8" (5.35m x 5.46m plus 1.38m x 2m plus 0.81m x 4.17m)**

two central heating radiators, air conditioning, suspended ceiling, carpet tiled floor, window

INNER LANDING

leading to

OFFICE 2 13'8" x 10'3" plus 3'8" x 10'4" (4.17m x 3.14m plus 1.13m x 3.17m)

suspended ceiling, central heating radiator, window, carpet tiled floor

GENTS & LADIES WC 9'11" x 8'0" (3.04m x 2.45m)

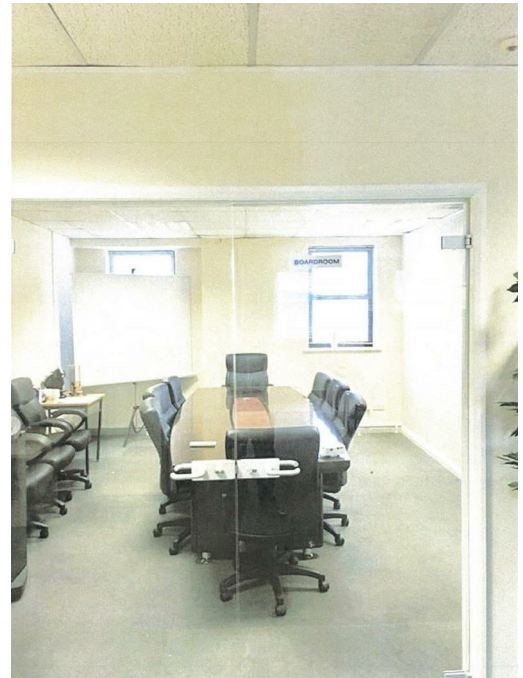
Vanity unit with hot and cold water, low level WC and central heating radiator

KITCHEN/STAFF ROOM 13'10" x 9'10" (4.22m x 3m)

inset stainless steel sink unit with base unit below, worktops, base unit and space for refrigerator, double wall cupboard, floor to ceiling cupboard, two central heating radiators, window and extractor fan.

STAIRS TO SECOND FLOOR

with landing, Inner Lobby and Board Room/Training Room which we understand has a radiator, suspended ceiling, carpet tiled floor, window and air-conditioning unit

**OUTSIDE**

Block paved footpath with porch to the front whilst the rear is approached via a road which leads to a tarmac car park where there are five to eight car parking spaces.

SUMMARY OF FLOOR AREAS:

I calculate the floor areas to be as follows:

Ground Floor 69.42 sq.m. (747 sq.ft.) including WC and Lobby

First Floor 64.61 sq.m. (695 sq.ft.) including WC

Second Floor 84.6 sq.m. (910 sq.ft.)

SERVICES

Mains water, gas, electricity and drainage are connected to the property but no tests have been undertaken on any of these installations.

RENTAL

£20,000 per annum

LOCAL AUTHORITY

Mansfield District Council

RATING

The rateable value of the property is £18,000

LEASE

The premises are currently subject to a lease and will become vacant on 22 March 2020.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

