



Edwinstowe House High Street, Edwinstowe NG21 9PR

£10,000 Per Annum

TO LET

Ground and First Floor Office Premises. A short walk from the centre of the village of Edwinstowe with easy road access via the A614 to the A1 to the North and Nottingham city centre to the South.

- Access 24 hours a day, 7 days a week
- over 150 free secure parking spaces.
- Conference facilities available.

LOCATION

Edwinstowe House is situated at the junction of High Street and West Lane close to the centre of the village of Edwinstowe.

Edwinstowe is a large village serving a population in excess of 5,000 renowned for its association with Robin Hood and the Major Oak together with the Sherwood Forest Visitors Centre. It has thousands of visitors a year, not only to the Sherwood Forest Visitors Centre but also to the Center Parc's Holiday Village. The village provides a wide range of shops and primary schools and has regular bus services to Mansfield, Ollerton, Worksop and Nottingham.

DESCRIPTION

Edwinstowe House comprises a complex of offices with over 130 serviced offices of varying sizes from 90 sq.ft. to 5,000 sq.ft. There are meeting rooms and conference facilities, hairdressing and beauty salon, secure free car parking, lounge., landscaped garden. Reception and additional services including wi-fi and telephone answering service are available separately.

The premises are centred around a Georgian house and were extended by the National Coal Board/UK Coal to provide Regional Headquarters. The buildings have been skilfully adapted to form serviced offices with a Reception, Lounge, on - site Cafe.

ACCOMMODATION

The current offices to let are as follows:

FIRST FLOOR OFFICES B28 and B29 59'5" x 42'11" (maximum) (18.134m x 13.1m (maximum))

First floor offices with a floor area of 223.30 sq.m. (2403 sq.ft.). The offices have recently been re-carpeted. Suspended ceiling, two air conditioning units, central heating system, two partitioned offices, one of which forms a Boardroom with separate access, wi-fi and superfast broadband as well as telephonist system available at an extra charge.

GROUND FLOOR OFFICE C6 17'3" x 25'9" (5.28m x 7.85m)

Ground Floor office with a floor area of 41.45 sq.m. (446 sq.ft.) with suspended ceiling, central heating system, fitted carpet, blinds. Door to office C7 which means these two units can be let separately or as one unit.

GROUND FLOOR OFFICE C7 25'9" x 21'4" (7.85m x 6.52m)

Ground Floor office with a floor area of 51.18 sq.m. (551 sq. ft.) with central heating system, suspended ceiling, air-conditioning.

OUTSIDE

There are landscaped grounds and secure car parking with a barrier.

RENTAL

The rent includes heating, electricity, water, service charges, use and cleaning of common parts including kitchen and WC facilities but excludes Business Rates with each individual office being rated separately. Additional services that can be purchased include wi-fi and telephone answering service. Details of the rents are available from the Agent.

VIEWING

By appointment with the agents.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

