



£16,500 Per Annum

SANDMARTIN HOUSE OAK TREE LANE | | MANSFIELD | NG18 4LF

BuckleyBrown
ESTATE AGENTS

This exceptional right hand side ground floor commercial space is a rare opportunity for ambitious businesses to position themselves in a prime location, with excellent links to the A617, A38 and close by to junction 28 and the M1.

Commanding an impressive 1,684 square feet approx, the right hand side space is designed to impress- featuring a generous split main office area and a private office which offer you ample space for growth.

Set in a well established business location, Sandmartin House offers seamless accessibility for both clients and staff.

Whether you are an established business seeking to expand or a new venture looking for the perfect place, this property offers the perfect blend of space, quality and location. Do not miss the chance to secure a prominent position in a thriving area of Mansfield.

A lease can be agreed on both ground floor units, please contact the agent for further information

All rents are plus VAT.

Each Party will be responsible for their own legal fees incurred, please contact agent regarding Business rates





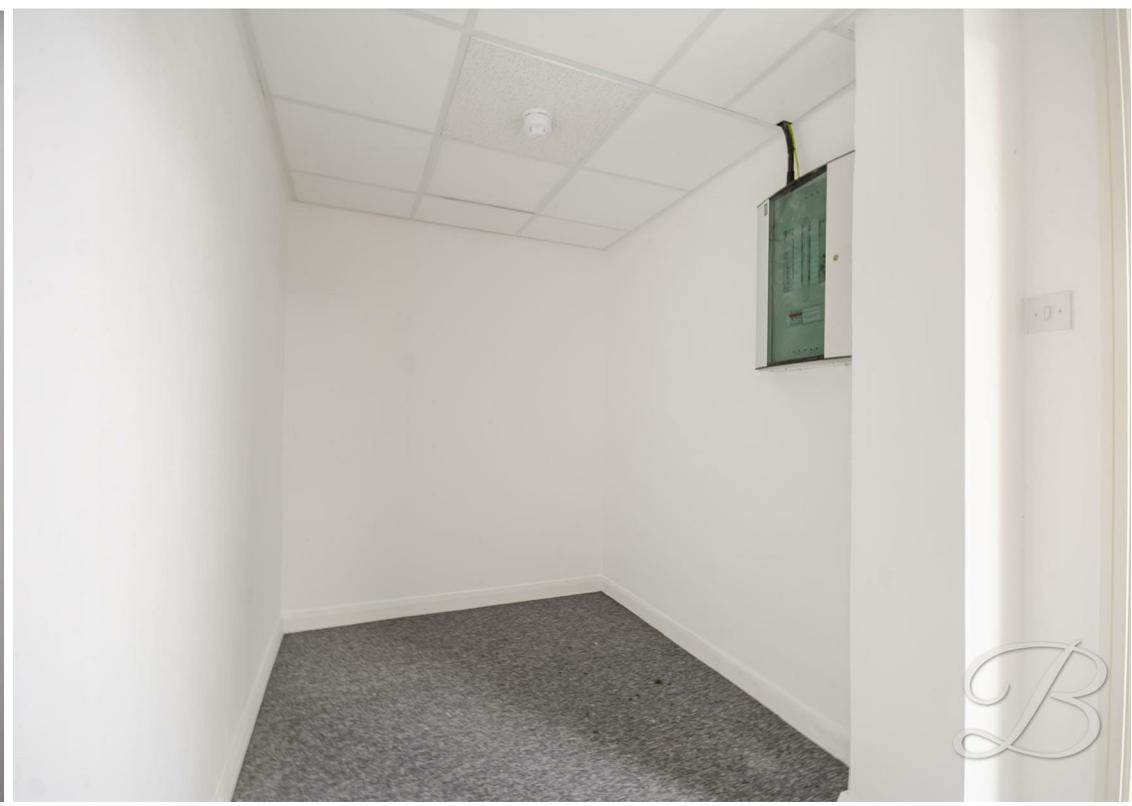
Main Office 23'6" x 12'5"

WC 7'6" x 4'6"

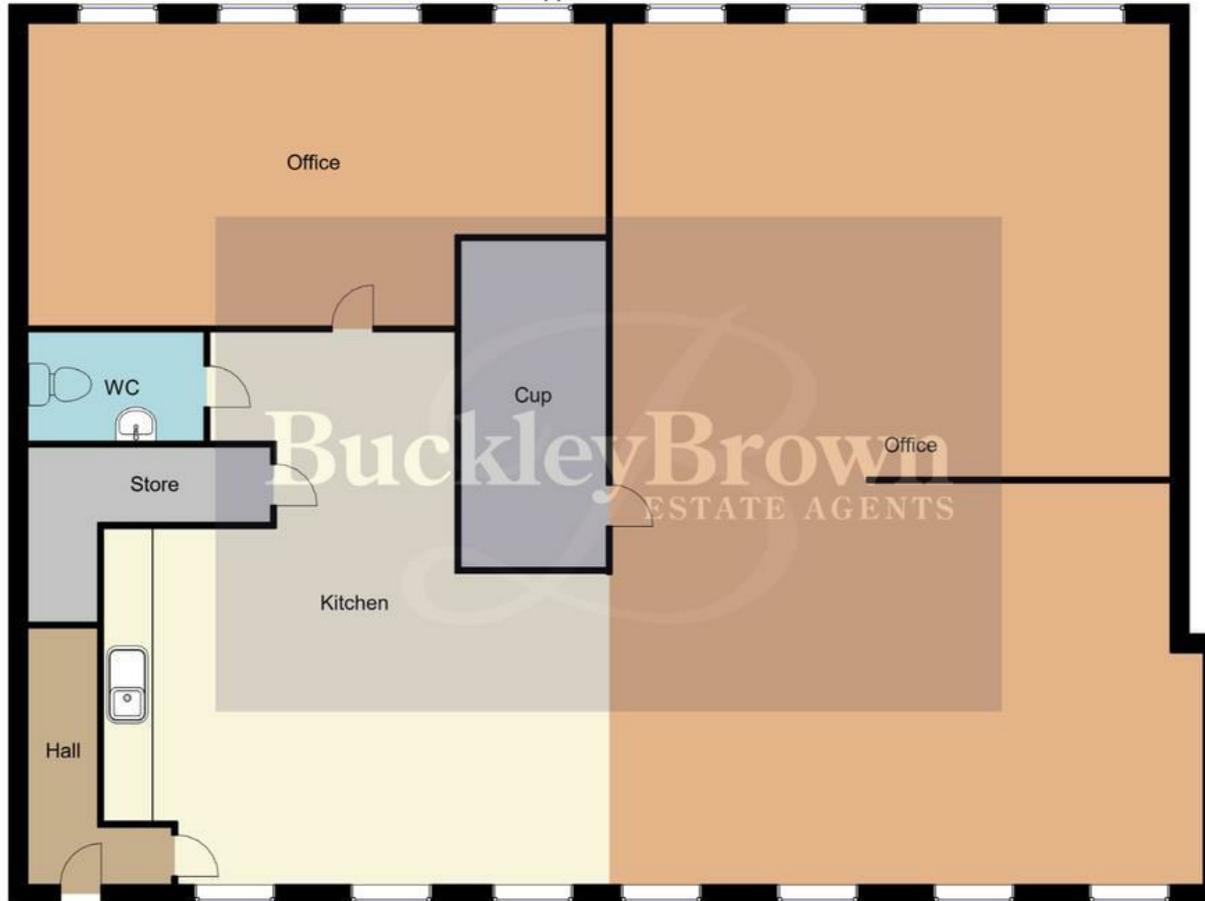
Kitchen 23'6" x 10'2"

Office 22'8" x 34'4"





Ground Floor
156sq.m/1684sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RIGHT HANDSIDE
SANDMARTIN HOUSE OAK
TREE LANE
MANSFIELD
NG18 4LF



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