

# SUITES 5 & 6, ENTERPRISE COURT

Hamilton Way, Oakham Business Park, Mansfield NG18 5BU



## Key Highlights

- Located on Mansfield's premier business park
- Situated within close proximity of the MARR (A617) and Kings Mill Road East (A38)
- Within 5 miles of J28 (M1)
- Within close proximity of Mansfield town centre
- Self contained predominantly open plan office suites
- From 2,500 sq ft to 5,000 sq ft (232 sq m to 464 sq m)
- Generous on site car parking with 11 designated spaces per suite

SAVILLS NOTTINGHAM  
Enfield Chambers,  
18 Low Pavement NG1 7DG

**+44 (0) 115 934 8050**

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## Location

The property lies on the south west side of Mansfield occupying a commanding position at the entrance to Oakham Business Park accessed from Hamilton Way, close to it's junction with Hermitage Lane. The site is within close proximity of the MARR (A617) and Kings Mill Road East (A38). The M1, J28 lies approximately five miles due west.

Oakham Business Park is Mansfield's premier business park location and is home to a number of regional and national occupiers.

## Situation

The property forms part of Enterprise Court, a modern purpose built office development comprising two adjoining office buildings set within an attractive landscaped estate, within close proximity of Mansfield town centre

## Description

The property comprises a modern detached two storey office building with individual suites of offices accessed off a central reception and foyer with shared toilet facilities.

The two ground floor suites are currently available and are capable of being occupied either on an individual basis or together. Each suite provides open plan refurbished offices. The specification includes:

- Fully carpeted floors
- Suspended ceilings with LED lighting
- Double glazing throughout
- Gas fired central heating radiators
- Perimeter trunking
- Newly fitted kitchen facility

Each suite benefits from 11 designated car parking spaces.



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## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition) on a net internal basis and for guidance purposes only.

SUITE	FLOOR	SQ FT	SQ M
5	Ground	2,500	232.26
6	Ground	2,500	232.26
<b>Total</b>		<b>5,000</b>	<b>464.52</b>

## Business Rates

SUITE	RATEABLE VALUE	RATES PAYABLE (2020/2021)
5	£20,500	£10,229.50
6	£20,750	£10,354.25

## Lease

Each suite is immediately available on a new FRI lease for a term of years to be agreed.

## Rent

Each suite is available at a guide rent of £20,000 per annum exclusive.

## Service Charge

A service charge is payable in respect of the upkeep of common areas, further details upon request.

## VAT

It is understood that VAT is payable in addition to the quoted rent.

## EPC

Unit 5 - C63

Unit 6 - C61

## Legal Costs

Each party is to be responsible for its own legal costs in this transaction.

## Viewings

Strictly by prior appointment only with the sole agent, Savills.

## Contact

**Ian Muxlow**  
+44 (0) 7967 555 584  
imuxlow@savills.com

**Ria Khan**  
+44 (0) 115 934 8057  
nkhan@savills.com

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