



Unit 2 Fulwood 28 Common Road, Huthwaite NG17 2JN

£14,500 Per Annum

Modern, centrally heated first floor offices extending to 285.69 square metres (3,075 square feet) with car parking for approximately 15 cars.

There is excellent road access from the premises via Common Road and the A38 to Junction 28 of the M1 Motorway which is approximately 2 miles distance.

Rent £14,500 plus VAT per annum

LOCATION

Unit 2 is situated on a cul de sac which is to the north of Fulwood Road South and off to the right before you reach Fulwood Road North. The cul de sac is a development with three industrial units and the subject property is situated near the end of the cul de sac. The premises have excellent road access via Common Road and the A38 to Junction 28 of the M1 Motorway which is approximately 2 miles distance. The offices are a short drive from the McArthur Glen Retail Park close to Costa Coffee, filling stations and a short distance from McDonalds. There are regular bus services from on Common Road to Huthwaite and to Sutton in Ashfield and Mansfield town centre. Huthwaite provides a wide range of local services including supermarkets and the centre of Sutton in Ashfield is approximately 2.5 miles with Idlewells Shopping Centre, a wide range of retail and leisure parks, outdoor market and an excellent selection of shops etc.

DESCRIPTION

The offices are situated on the west side of a large warehouse and have their own car park. There is a separate entrance to the first floor offices Each floor has a kitchen and WC's and there is a private car park with over 34 spaces.

ACCOMMODATION

The accommodation comprises:

STAIRS TO FIRST FLOOR

LANDING

GENTS WC 5'10" x 10'0" (1.8m x 3.06m)

with low level WC, two wash hand basins, fully tiled walls, central heating radiator, suspended ceiling.

LADIES WC 8'9" x 3'10" (2.68m x 1.18m)

with low level WC, wash hand basin, fully tiled walls.

GENERAL OFFICE 27'6" x 38'7" (8.4m x 11.78m)

with two central heating radiators, suspended ceiling and partitioned office within the unit which is (5.13m x 4.34m) with central heating radiator and suspended ceiling.



OFFICE 13'7" x 14'6" (4.15m x 4.42m)

with two central heating radiators, suspended ceiling and perimeter trunking, two double glazed windows.

OFFICE 14'6" x 13'7" (4.43m x 4.15m)

with central heating radiator.

GENERAL OFFICE 50'2" x 27'5" (15.3m x 8.38m)
with 5 central heating radiators, four double glazed windows, suspended ceiling.

Within this area there are 3 partitioned offices.



SUMMARY OF FLOOR AREAS

The first floor has a floor area of 285.69 square metres (3075 square feet) excluding the WC's.

OUTSIDE

There is a tarmac car park to the front of the unit.

DIRECTIONS

From the M1, continue past the two turnings that lead to South Normanton and at the first set of traffic lights turn left, continue down Common Road, past Fulwood Road South. Take the next turning on the right, follow the road round the units and the subject property is then on the left.

SERVICES

All mains services are connected to the property but no tests have been undertaken to any of the installations.

LOCAL AUTHORITY

Ashfield District Council

SITE PLAN



RENT

£14,500 plus VAT per annum

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.

