

SUPERBLY APPOINTED BUSINESS SPACE

Crifftin Enterprise Centre, Oxtan Road, Epperstone, Nottingham NG14 6AT



RENT!

**UNIT 43
(OFFICE)
£15,000
PER ANNUM**

**UNIT 43 & 44
(HYBRID)
£27,500
PER ANNUM**

ATTRACTIVE OFFICE BUILDING WITH ADDITIONAL STORAGE / WORKSHOP (IF REQUIRED)

- 136.8 sq m (1,473 sq ft) to 363 sq m (3,897 sq ft)
- Presently linked internally to adjoining warehouse / workshop to provide 'hybrid' building if required
- Modern air-conditioned office building, with fibre connection
- Pleasant working environment with extensive car parking

Location:

The Crifftin Enterprise Centre is a fenced and gated site benefitting from a prominent position on Oxtan Road, the A6097 trunk road. The A46, A614, A60 and A617 are all easily accessible, with the A1 and M1 within easy reach.

The property is situated approximately equidistant between Nottingham, Mansfield and Newark on Trent and provides a pleasant working environment with ample on-site parking. Additional local facilities and amenities are available at nearby Calverton.

Description:

Modern business premises constructed to a high standard, No. 43 offers office accommodation arranged over two floors and fitted to a high specification.

The accommodation is a convenient mix of open plan space with separate meeting rooms and amenity areas.

The building is air-conditioned and has been refurbished internally to a high standard including a full redecoration, new carpets / feature

laminate flooring, double glazed windows, LED lighting and an internal IT network with fibre connection (at cost).

Accommodation:

Ground Floor:	56.30 sq m	(606 sq ft)
First Floor:	80.52 sq m	(867 sq ft)
TOTAL:	136.80 sq m	(1,473 sq ft)

The office areas quoted are given on a *net internal* basis, in accordance with the RICS Code of Measuring Practice.

The office section is linked internally to a modern warehouse / workshop at the rear (No. 44). If occupied as a single 'hybrid' unit this would provide a total *gross internal* floor area of **363 sq m (3,897 sq ft)**. The workshop area also benefits from a mezzanine storage platform which extends to an additional 700 sq ft.

Our clients are happy to discuss proposals for the whole building. Alternatively they would be pleased to make the office building available in isolation, and on a self-contained basis following minor separation works.

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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Rent:

No. 43 (Office Building):

£15,000 per annum exclusive

No's 43 & 44 (Office / Warehouse Hybrid Accommodation):

£27,500 per annum exclusive

Rates:

The property is presently subject to a single assessment which covers both units 43 and 44, and therefore subject to reassessment upon occupation. Further guidance is available from the agents.

VAT:

VAT is applicable to rent and other outgoings.

EPC:

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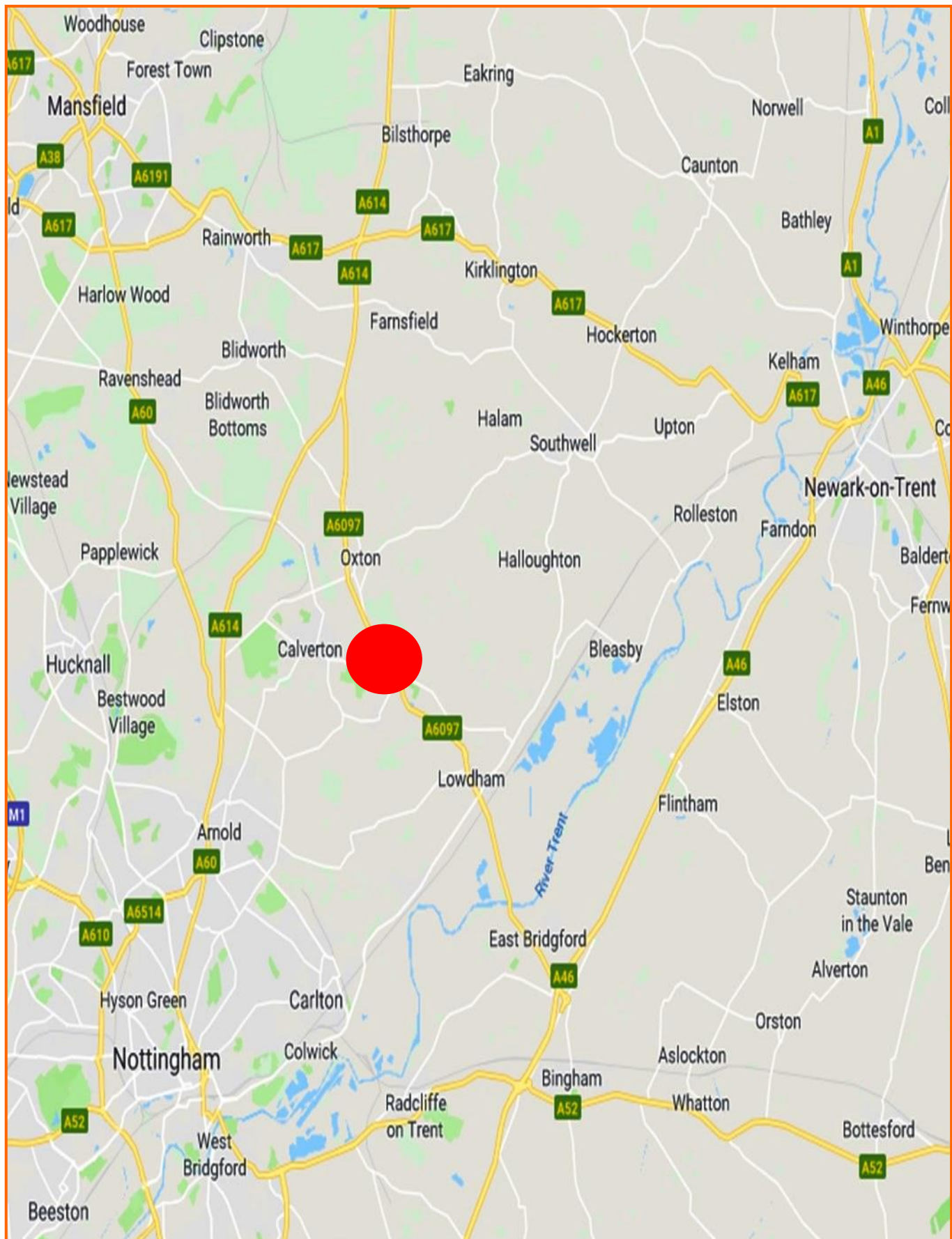
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.