



**Office 9 Agility House, Rose Lane, Mansfield Woodhouse, Nottinghamshire,**

- \* 575 sq ft First floor offices
- \* Exceptional fully serviced space with secure access and parking
- \* 100 MB High speed broadband
- \* Mansfield Woodhouse town centre
- \* Furnished packages available

## Location

Agility House is in the centre of Mansfield Woodhouse, situated about 1 mile North of the centre of Mansfield and 400m from Mansfield Woodhouse train station, the property is well located and there is ample parking for tenants and separate allocated parking for visitors. There is also addition parking on the surrounding roads.

Mansfield is a market town in Nottinghamshire, the town lies in the Maun Valley, 12 miles (19 km) north of Nottingham, and is near Sutton-in-Ashfield. Most of the 106,556 population live within the town proper (including Mansfield Woodhouse).

## Property Description

A recently refurbished office Hub, with office space set over 2 floors, the building is fully let apart from 2 office spaces.

The offices are to a very high specification, viewings are highly recommended. With secure off-road parking and well-appointed communal welfare facilities.

## Accommodation

Office 11 - 687 sq ft of open plan space with windows on 3 sides plus sky lights making the office space naturally light. First floor.

Office 9 - 575 sq ft of open office space with large windows to the front of the building, located on the first floor.

Benefits include: -

Free use of the meeting room subject to availability

## Amenities

Located in the centre of Mansfield woodhouse, close to local shops and offices, and a short walk to Mansfield Woodhouse train station.

## Services

All mains' services are connected, the offices are fully services and rental rates include all utilities except for phone/broadband and rates.

## Service Charge

The prices quoted include all utilities, broadband is in addition, the onsite meeting room can be booked in advance and charged accordingly if required.

## Terms

The offices are available immediately and are offered on flexible terms with lease expected between 3-5 years.

## Rates

According to the valuation office agency the rateable values are as follows: -

Office 11 - £6300

Office 9 - £9300

## VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

Both Parties will be responsible for their own legal costs.

## Viewing

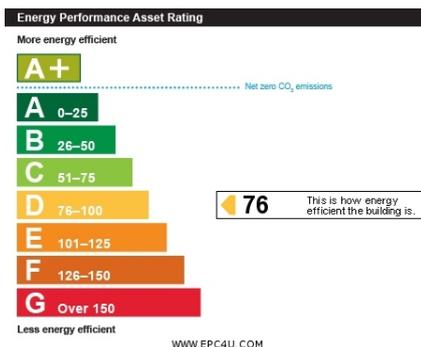
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Parking

Allocated parking spaces per office by negotiation subject to availability.

## Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



## Contact Details

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