

# HYBRID OFFICE & WORKSHOP / STORAGE UNIT

## TO LET.

UNIT 3 • CASTLE MOUNT • PECKS HILL •  
MANSFIELD • NG18 2NN •



- Hybrid Office / Workshop / Storage Unit
- Potential for Rates Relief
- Total GIA : 104 Sq M (1,119 Sq Ft) + Mezz
- Suit a Range of Uses & Businesses
- 3-Phase Electric Supply
- No VAT







## DESCRIPTION

**The property comprises a versatile hybrid industrial / office unit offering an excellent mix of office, workshop and storage space.**

- Loading door leading to a workshop / storage area
- Office / welfare facilities
- Undergoing a scheme of refurbishment to include new carpets, kitchenette and new carpets
- 3.5m to 3.8m eaves to the workshop / storage area
- Roadside parking
- Flexible business space
- 3-phase power supply
- Suitable for a range of uses & businesses
- Security shutters
- Useful mezzanine storage area with staircase of 500 sq ft
- Use class 'E'



## LOCATION

Located on the well-established Castle Mount Business Park, just off Pecks Hill, offering both convenience and connectivity. The site benefits from close proximity to Mansfield town centre, providing access to a wide range of local services, amenities, and workforce. Strategically positioned, the property enjoys excellent transport links. The nearby A60 and A38 provide quick access to the M1 motorway (J27–29), making Nottingham, Derby, and Sheffield all within easy reach. Mansfield Railway Station is also a short distance away, complemented by regular local bus services along Pecks Hill.



**SAT NAV: NG18 2NN**



**HAVING.RACED.FIELD**



## ACCOMMODATION

Unit	Sq M	Sq Ft
#	104	1,119

Gross internal area. Please note there is an additional useful mezz area of circa 500 sq ft

## ASKING RENT

£13,500 per annum (no VAT)

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum of 5 years is preferred.

## BUSINESS RATES

Ratable Value: £4,600

Qualifying occupiers will benefit from 100% Small Business Rates Relief.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

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## SERVICES

Mains services including 3-phase power supply are connected.

## EPC

Rating: A new EPC is being commissioned.

## VAT

There is no VAT.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



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