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*Don Marcos*  
www.donmarcos.co.uk

**M** UNIT 1

1 - 5 Madeline Court  
Mansfield  
Nottinghamshire, NG18 4XW

Local Occupiers Include

one|stop

# MADLINE COURT

## UNIT 1

### DESCRIPTION

Local neighbourhood scheme with ample parking in an affluent suburb of Mansfield, Nottinghamshire.

Mansfield is located approximately 15 miles north of Nottingham and is the largest principal town in North Nottinghamshire with a population in the region of 100,000. Madeline Court is located 1 mile south east of Mansfield town centre and is located off the main Berry Hill Lane, which is Mansfield's premier residential suburb. The property sits at the entrance to Quarry Bank, which is a large, modern housing estate comprising over 900 homes. Madeline Court is the only retail provision within the estate.

### UNIT SIZE

Total Area: 990 sq.ft (92 sq.m)

### RENT

£17,500 + vat.

### BUSINESS RATES

Rateable Value: £16,800.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,874 + vat.

Insurance: Approx £350 + vat.

### ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



5

Retail Units On-Site



8,005 sq.ft

Total Area



What Three Words  
dime.worked.income

# MADELINE COURT

# SITE PLAN



**LCP.**  
part of M<sup>Core</sup>



**Kristien Neve**

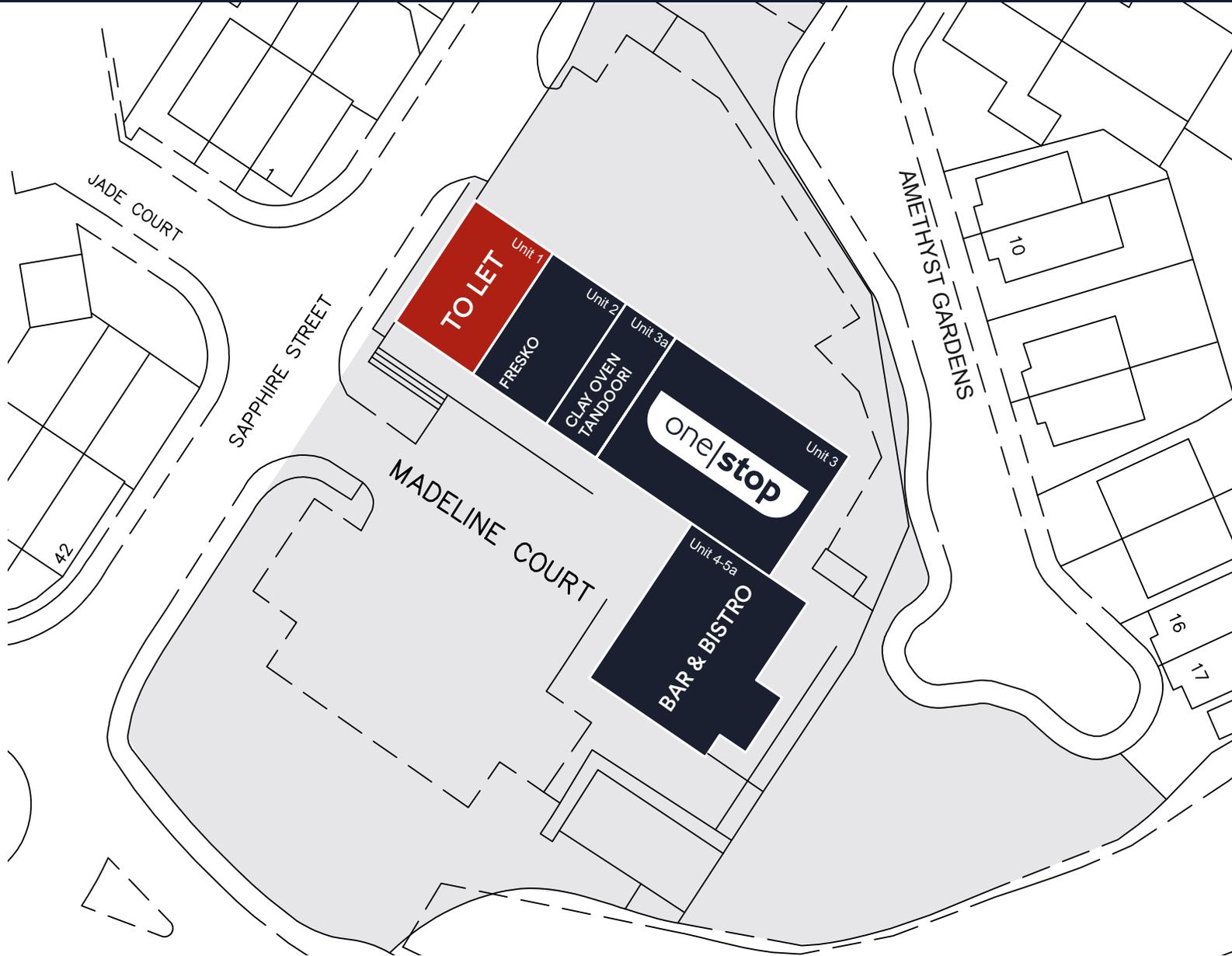
07778 140729  
KNeve@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agent



**Ellis Cullen**

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0121 752 5500  
ellis.cullen@fhp.co.uk



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