

# TO LET.

*Modern Industrial / Warehouse Unit on Established Industrial Estate.*



**Unit 14 High Grounds Way, Worksop, Nottinghamshire, S80 3AT.**

*High quality industrial / warehouse unit extending to 2,695 sq ft – Available immediately.*

## Location.

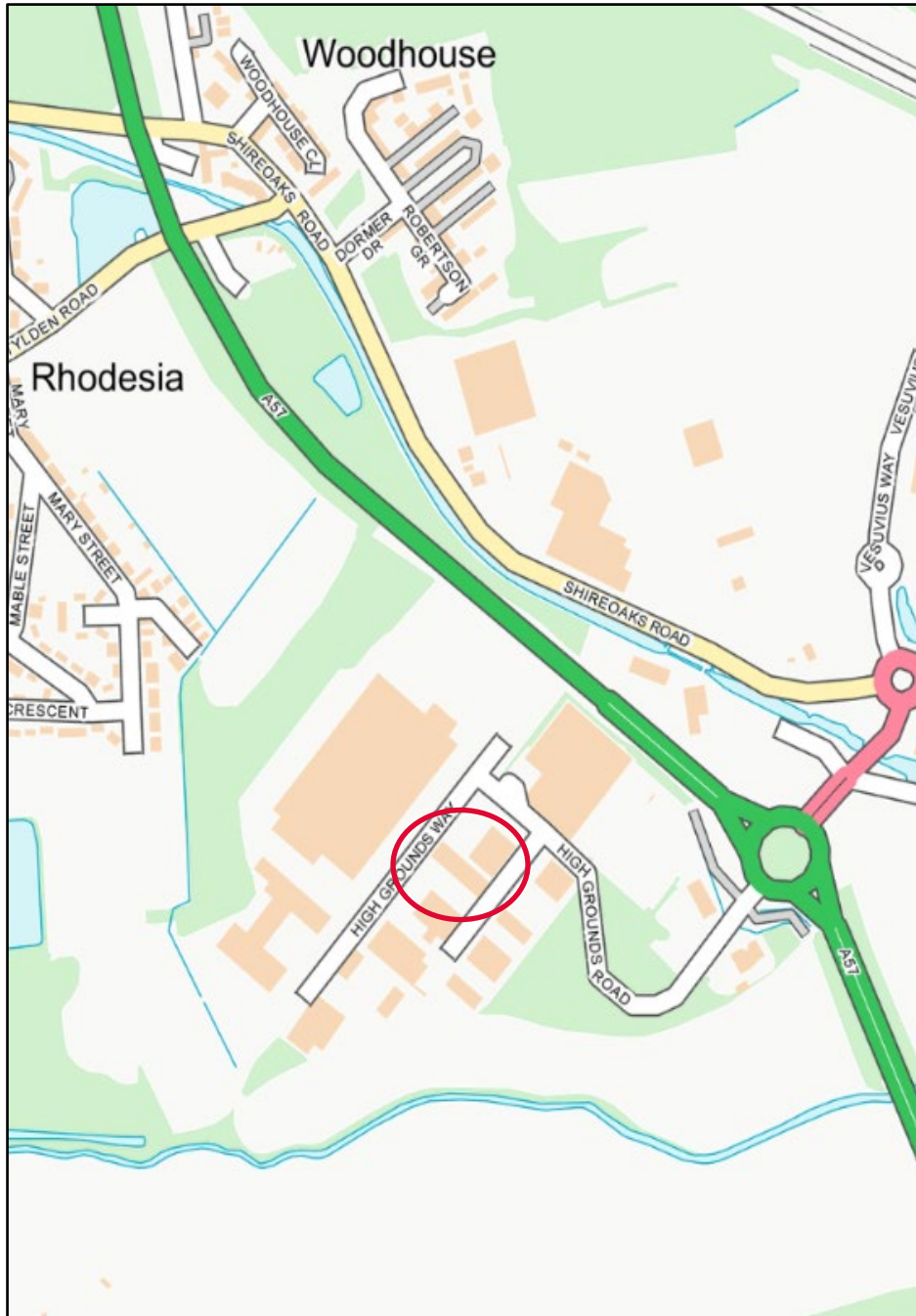
The property is located at the established High Grounds Industrial Estate in Worksop, conveniently situated adjacent to the A57, with access offered directly via High Grounds Road. The A57 offers fantastic connectivity to the M1 motorway at J31 within approximately 8 miles, and the surrounding region.

The locality is home to a number of established occupiers including Sainsbury's, Argos, McDonald's and Taco Bell and has experienced significant development in recent times including the construction of the new Premier Inn Hotel. The estate draws several established industrial occupiers such as Kammac plc and Network Blinds. The premises can be accessed from High Grounds Way turning right into a designated loading yard and car parking area.

## Description.

This available accommodation comprises a high quality mid-terrace industrial / warehouse unit of steel portal frame construction with clad elevations set beneath a pitched roof. The wider estate comprises a total of 4 modern units arranged in a terrace with shared yard and car parking to the front. The property is finished to a high specification to include the following:

- LED lighting throughout.
- Roller shutter loading access.
- Fitted office accommodation with personal entrance.
- Connection to all mains services.
- Dedicated parking with shared loading.
- 65mm mains Gas Supply to each unit.
- BT incoming supply.
- Gas combi Boiler with hot water supply and radiators to office, kitchen and toilet.
- Front and rear security lighting on night sensors.
- Secure fenced estate with electric gate.
- 5 car parking spaces.





## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 14	240.46	2,695
<b>Total</b>	<b>240.65</b>	<b>2,695</b>

## Quoting Rent.

The quoting rent is £22,250 per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

A full copy of the EPC Certificate for the premises can be provided upon request.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Indicative Images

# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated December 2023. Photographs dated March 2020/February 2023.

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