



**BNP PARIBAS  
REAL ESTATE**

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world

**For Sale - Freehold**

# **HIGHGROUNDS ROAD, WORKSOP, S80 3AT**

**High Specification and Modern Industrial / Warehouse with ancillary office space**

**16,796 sq. ft. (1,560 sq. m GIA)**



**BNP Paribas Real Estate** 8<sup>th</sup> Floor, Fountain Precinct, Sheffield S1 2JA  
Tel: +44 (0) 114 263 9200

## Location

Highgrounds Road Industrial Estate is a modern estate which is located just off the A57, the main arterial road on the south side of Worksop, with connections to the M1 motorway to the West and the A1 to the East. At the entrance of the Highgrounds estate are amenities including Sainsbury's and PFS, Starbucks, McDonalds and a Lockkeeper Marston's Inn Hotel. The property has fantastic connectivity to both the Midlands and wider Yorkshire area.

## Description

The site is fully secure with gated access and the property comprises of a modern, detached, high bay industrial unit built in 2004 which has been maintained to a high standard. The building is of steel portal frame construction with insulated metal panel elevations, beneath a pitched profile metal sheet clad roof, with roof lights, and a matching two storey side extension providing the offices and an amenity block. There are two 15 tonne gantry cranes and multiple loading doors.

The property also benefits from underfloor heating throughout the warehouse area and PV panels are installed on the roof, making the unit highly energy efficient with low running costs.

## Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	Sq. Ft.	Sq. M.
Warehouse (GF)	14,234	1,322.4
Office and Ancillary (GF)	1,281	119
Office and Ancillary (FF)	1,281	119

## Planning

The Property has previously been used for Class B2 (general industrial) use.



## Services

It is understood that the property is connected to mains three phase electricity, water, drainage and gas.

We have not tested any of the services and all interested parties should rely upon their own enquiries.

## EPC and Rateable Value

The Property has an EPC rating of B-32  
The premises are assessed at a rateable value of £70,000

## Tenure

Freehold

## Price & VAT

We are seeking offers in the region of £1,750,000 . All terms quoted are exclusive of VAT where appropriate

## Legal fees

Each party are to be responsible for their own legal and professional fees.

## Viewings and further information

For an appointment to view or for further information please contact the marketing agents:

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Details updated March 2023

**SUBJECT TO CONTRACT**



