

On the instructions of the Joint Administrators of WL Realisations (2023) Limited (formerly known as wilko Limited), and WHSL Realisations Limited (formerly known as Wilkinson Hardware Stores Limited)

FREEHOLD FOR SALE FORMER WILKO HEADQUARTERS

JK House, Roebuck Way, Manton Wood, Worksop, Nottinghamshire, S80 3EG

SW
Sanderson
Weatherall

Description

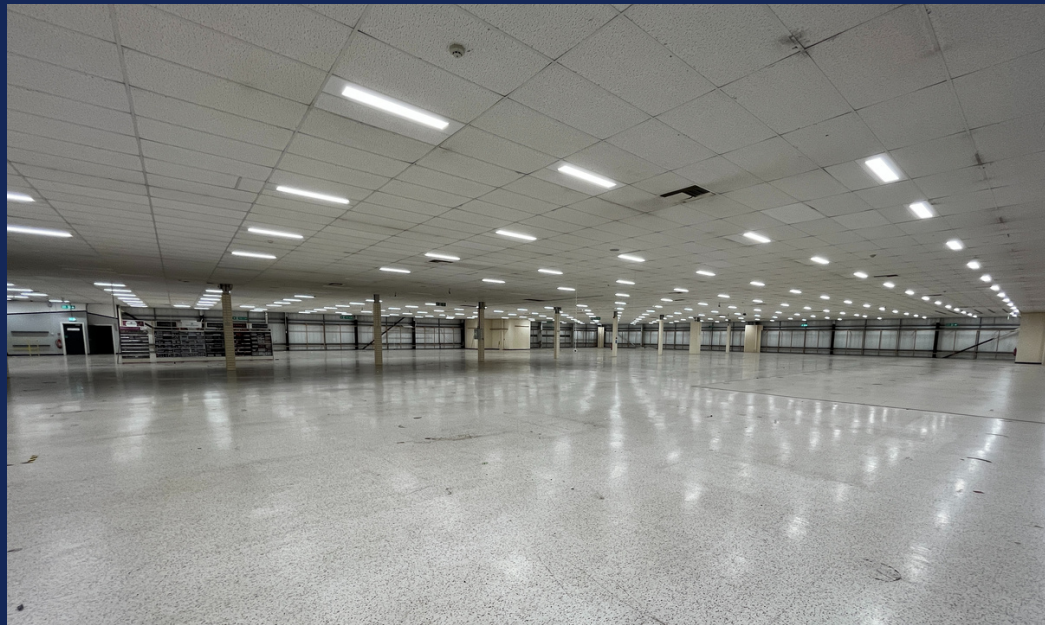
The property comprises the former wilko headquarters and extends to approximately 10,882 sq m (117,137 sq ft) across ground and first floors, occupying a site of c. 3.04 hectares (7.51 acres). The site includes c. 300 parking spaces, some landscaped areas and a separate wooded area on the opposite side of Roebuck Way which provides an additional 0.25 hectares (0.61 acres). Subject to planning, the site may lend itself to redevelopment (see Town Planning below).

The property was purpose built in c. 1998 and extended in 2013 to provide a two storey design studio. The accommodation consists of open plan two storey offices, ancillary accommodation (including training space, a reception area and canteen) and warehousing over ground and first floors, which previously included a circa 29,000 sq ft 'mock' wilko store to the first floor.

Town Planning

We understand that Bassetlaw District Council would be supportive of proposals to repurpose or redevelop the existing property (subject to planning).

We recommend that interested parties direct any planning related queries to John Krawczyk, Planning Development Manager: john.krawczyk@bassetlaw.gov.uk

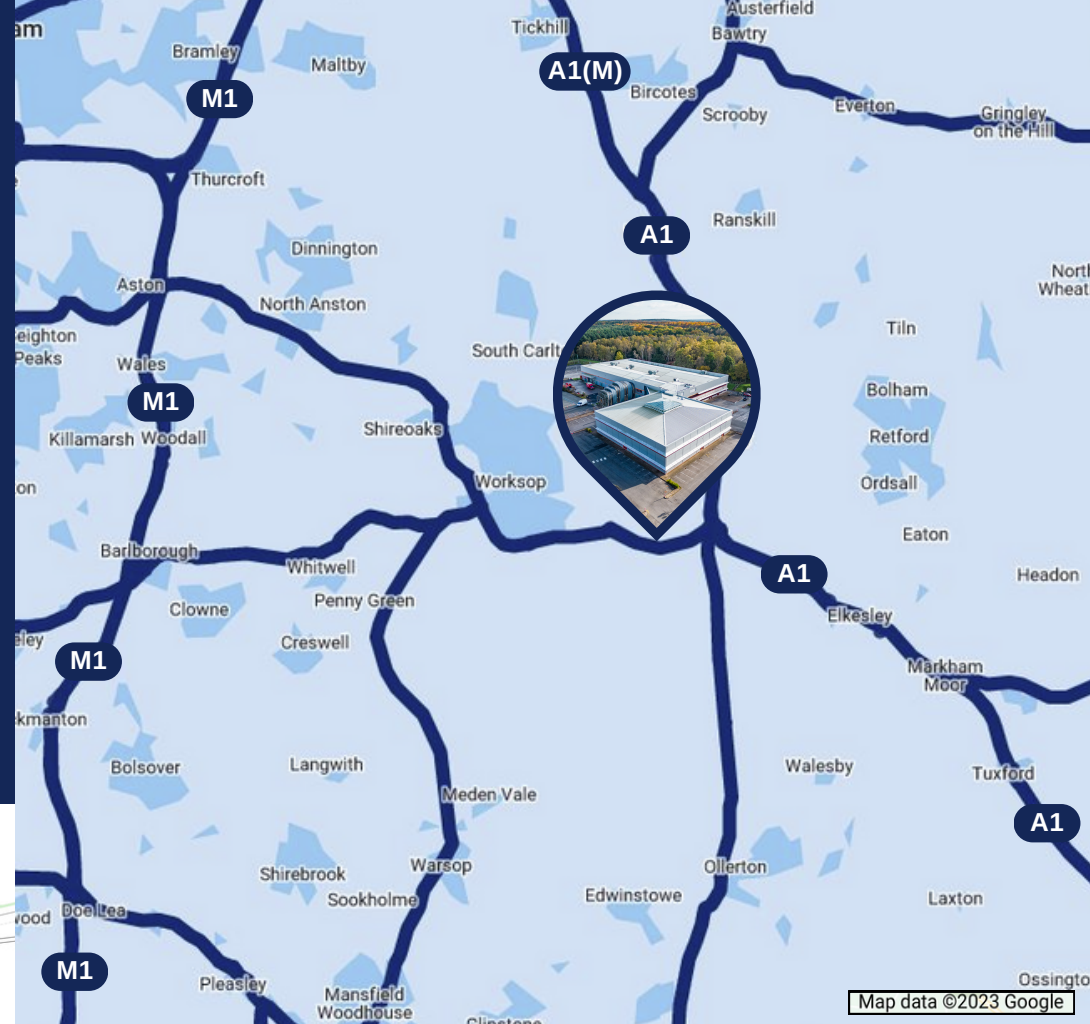


Location

The property is located in a strategic position just off the A57, with the A1(M) easily accessible less than 2 miles to the east. Junctions 30 and 31 of the M1 Motorway are also within easy reach being circa 10.5 miles to the west and 11.5 miles to the north west, respectively.

The surrounding area is an established industrial and distribution location, with substantial DHL and B&Q distribution centres situated within close proximity, along with the former wilko “DC1” distribution centre which sits directly adjacent to the subject property. Manton Wood Enterprise Park is also located nearby, approximately 0.5 miles to the north west, and is home to occupiers such as Greencore, 2 Sisters Food Group, IB Group and Royal Mail.

Worksop is located approximately 2 miles to the north west of the property. The town is positioned within easy commuting distance of Sheffield, Doncaster, Chesterfield and Mansfield. It sits within the South Yorkshire Mayoral Combined Authority which boasts a total population of 1.8 million people and is situated in the Bassetlaw district of Nottinghamshire which has a population of 117,800 people.



Drive Times

Location	Distance (Drive Time)
A1 Motorway	1.7 miles (3 minutes)
M1 Motorway (Junction 30)	10.6 miles (19 minutes)
Worksop	2.9 miles (7 minutes)
Sheffield	22 miles (30 minutes)
Nottingham	25 miles (40 minutes)

Accommodation

The property provides the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft
GF - Offices	1,385	14,909
FF - Offices	2,638	28,398
GF - Warehousing	3,097	33,334
FF - Warehousing	2,711	29,184
GF - Ancillary / Other	1,051	11,312
Total	<u>10,882</u>	<u>117,137</u>

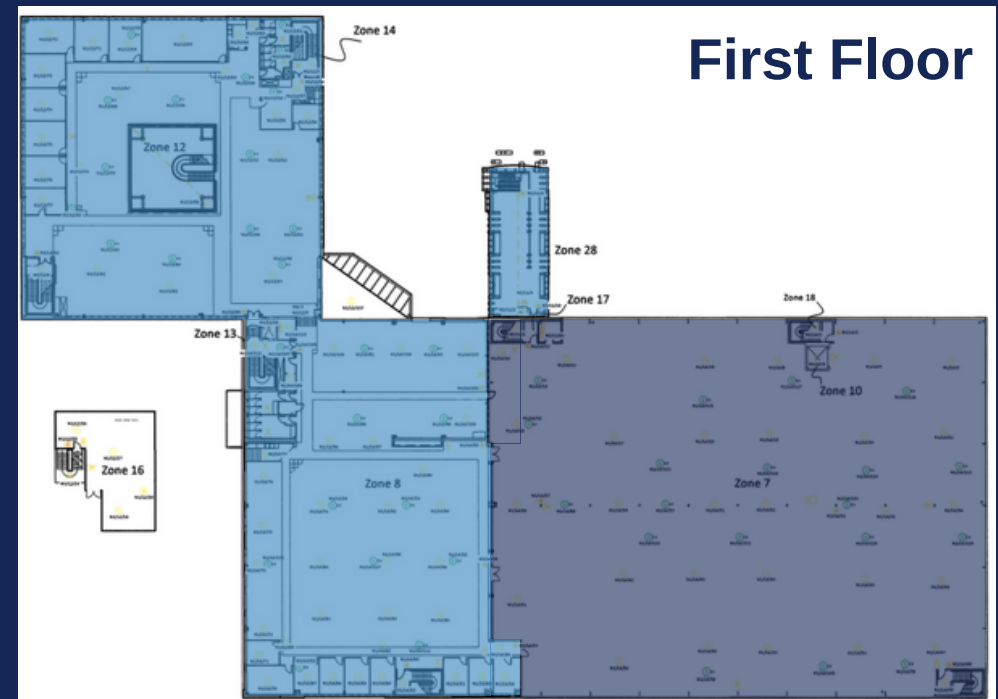
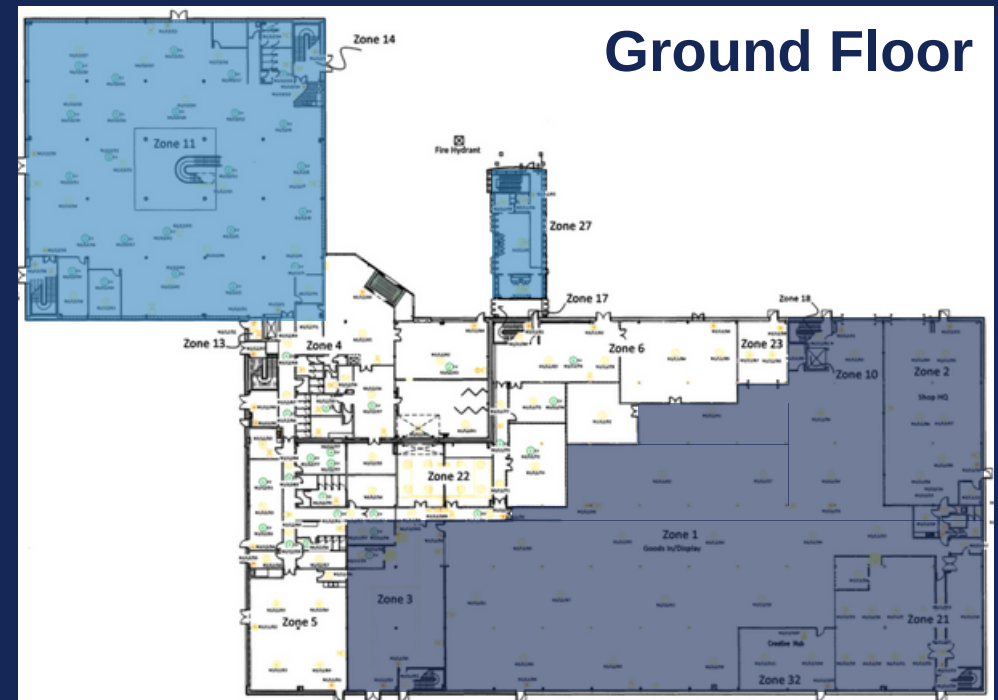
The main site extends to approximately 7.51 acres (3.04 hectares), plus an adjacent parcel of woodland also included within the Freehold title which measures approximately 0.25 hectares (0.61 acres).

Services

The property has historically operated in conjunction with the neighbouring distribution centre known as "DC1" which is now in separate ownership. As a result of this relationship between the two buildings, we understand that services are currently fed to the subject property from DC1 including LPG heating and water (from tanks located at DC1). We are advised that mains gas is available but not presently connected. The vendor has sought advice in relation to the separation of the services and further information is available upon request.

Business Rates

We understand that the property was previously assessed as part of the adjacent distribution centre (RV £4,480,000 - 2023) and a revised Business Rates assessment will therefore be required.



Tenure

The property is held Freehold under Land Registry title number NT291127.

Energy Performance

Rating C (60). A full copy of the EPC is available at: [EPC Register](#)

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Woodland

An additional parcel of woodland known as 'Manton Wood' (Land Registry title number NT431494), which extends to approximately 4.95 hectares (12.24 acres), is also available subject to separate negotiation. Further details are available upon request.



Proposal

Offers are invited for the freehold interest - Price On Application.

The vendor's focus is on a sale of the freehold interest, however consideration will also be given to lease proposals.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.

Further Information

Further information is available via an online Data Room, including title documentation, floor layout plans and an Offer Requirements & Conditions Notice.

Access to the Data Room is available upon request.



Contacts

Please contact the sole agents for further information or to arrange a viewing:

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Jane Steer, Zelf Hussain and Edward Williams have been appointed as Joint Administrators of WL Realisations (2023) Limited (formerly known as wilko Limited), W.com Realisations Limited (formerly known as [wilko.com](http://www.wilko.com) Limited), and WHSL Realisations Limited (formerly known as Wilkinson Hardware Stores Limited) to manage their affairs, business and property as their agents and act without personal liability. All are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales. The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at: <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.

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**Sanderson
Weatherall**