

TO LET



**LAND & BUILDINGS, CARLTON ROAD, WORKSOP,
NOTTINGHAMSHIRE, S81 7AQ**

- Open storage & industrial site
- 8,390 sq ft of units on 1 acres
- Secure, fenced & surfaced site
- Suit various industrial and storage uses

TO LET – 8,390 SQ FT OF INDUSTRIAL UNITS ON A 1 ACRE SITE

Property Summary

Rare opportunity to rent land and buildings sitting on 1 acre in a prominent position, with good road access to the regions motorway networks

- 8,390 Sq ft of industrial units on a 1 acre site (5,629 sq ft and 2,741 sq ft units)
- Suit various industrial uses including open storage, transport/haulage
- Prominent location with easy access to the A1, A57 and M1 motorways
- Close to Screwfix, Wickes, B&Q, Halfords & Currys
- Secure, concrete surfaced and fenced site
- Potential to rent as a whole or split – please enquire
- Rent on application – please contact the agents



Contact

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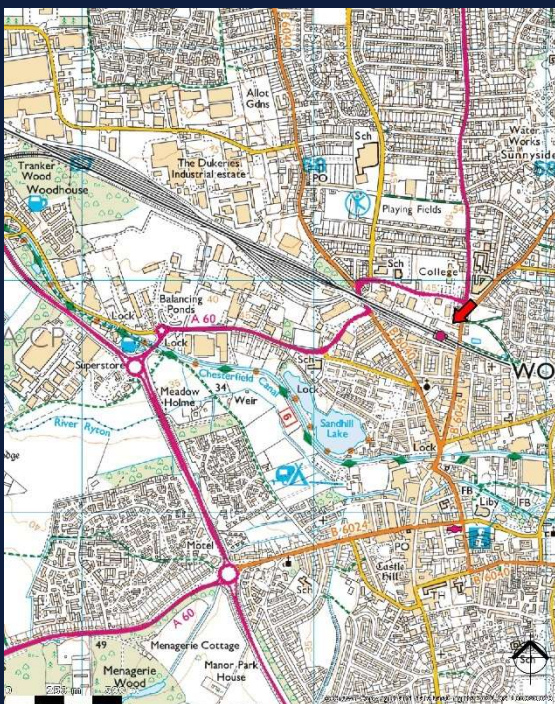
Location

The property is prominently located off Carlton Road next to Worksop Train Station and Worksop Town Centre with access to the site directly off Turner Road.

The property is well connected to the A57, which links to both the A1 and M1 motorways within a short drive time.

Worksop is a town in the Bassetlaw District of North Nottinghamshire. It has a population of approximately 42,000 persons and a retail catchment of in excess of 110,000. Sheffield, Nottingham, Doncaster and Retford are within easy reach as due to the road connectivity Worksop offers.

Carlton Road is a popular thoroughfare in and out of the town centre, with a number of retail parks and trading estates within the vicinity. Nearby occupiers include Screwfix, Wickes, Aldi, B&Q, Halfords, Spinks Plumbing & Heating, Stoneacre, Currys & Pets at Home.



Description

The property benefits from the following features

- Surfaced and secure yard areas
- 2,741 sq ft and 5,629 sq ft detached industrial units
- Roller shutterdoor access
- Gated site
- Eaves up to 5.5m
- Useful office elements
- 3 phase electrical supply

Accommodation

Building 1:	524.84 sq m	(5,649 sq ft)
Building 2	254.65 sq m	(2,741 sq ft)
Total:	779.49 sq m	(8,390 sq ft)

Gross internal areas.

Sitting on a 1 acre site.

Terms

The space is offered by way of new lease terms to be agreed.

Quoting rent available upon application. Please contact the agent.

Business Rates

Rateable Value as of April 2023: £54,500

Please note this is not the rates payable.

EPC

Available upon request.

Services

Mains services and a 3-phase power supply are connected.



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Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment with the agents below:

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