

# TO LET



**UNIT 1 & 2, JUBILEE BUSINESS PARK, KILTON  
ROAD, WORKSOP, NOTTS, S80 2EE**

- Industrial / Workshop / Leisure Unit
- Undergoing Scheme of Refurb
- Suit Various Uses STP
- GIA: 540.41 Sq M (5,760 Sq ft)
- Large Car Park

## Location

Jubilee Business Park situated in a prominent position just off Kilton Road which is one of the arterial routes leading around the edge of the town centre. The property is situated next door to Morrisons super market and petrol filling station.

Worksop is a North Nottinghamshire market town centrally positioned and is within easy reach of the surrounding centres of Doncaster, Sheffield, Rotherham, Lincoln and Nottingham. The A1(T) road and A57 Intersection are within approximately 15 minutes driving distance and the M1, M18 and M62 are within easy reach.

## Description

Storage / workshop building most recently uses for leisure uses, meaning the building is suitable for a range of commercial uses including workshop, showroom, storage, office, gym, leisure and trade uses. Most recently used as an activity centre.

Benefitting from the following specification

- A range of workshop / industrial units extending
- Edge of town centre premises
- Close to Morrisons supermarket and petrol station
- Next to a busy roadside location
- Large car park / yard area
- W/C areas
- First floor office / mezzanine
- Open plan space
- Eaves up to c 5m.

## Accommodation

Total GIA: 541.40 Sq M (5,760 Sq Ft)

Of which 640 Sq Ft is a first floor office / mezzanine

## Terms

The property is available to let on FRI terms to be agreed however minimum of 5 years is envisaged.

## Rent

The asking rent is £32,000 per annum exclusive.

## Business Rates

Ratable value of £26,000.

## EPC

To be confirmed after refurb.

## Services

Mains water & 3-phase power supply are connected.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## Anti Money Laundering

Tenants must comply with AML regulations.

## Viewings

By appointment with the agent.

## Contact

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