



NORTHERN TRUST

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VESUVIUS

VESUVIUS WAY | SANDY LANE | WORKSOP | S80 3GP

TO LET

MODERN TRADE UNITS

FROM 1,208 - 5,094 SQ FT (112.23 - 473.25 SQ M)

DESCRIPTION

Vesuvius is a new development prominently located in Worksop and provides 46,921 sq ft of modern business space split into 19 trade units with individual sizes ranging from 1,208 sq ft up to 5,094 sq ft.

The units are arranged in 5 separate blocks, a standalone unit let to Burger King, two semi-detached buildings, a single terraced block of 6 units and a further back to back terraced block with 8 units.

The units have been constructed to a high specification, of steel portal frame with a minimum clear height of 4.5m to haunch for the units up to 5,000 sq ft, and 6m clear to haunch for the larger units over 5,000 sq ft. Externally there is shared surface car park with good circulation space and designated car parking bays.

SPECIFICATION

- Prominent location off the A57, Worksop.
- 1 no. level access 3.0 x 3.5m insulated roller shutter door for units of 4.5m high.
- 1 no. 3.5 x 4.5m high insulated sectional overhead door for units of 6m high.
- LED lighting to entrance, WC and production space.
- Three phase electricity supply. Up to 10,000 sq ft 70-100kva / 100A.
- Communal covered cycle parking to be provided.
- Located Opposite Asda Superstore.
- On site retail operators including, Burger King, and Subway.



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SITE PLAN



ACCOMMODATION SCHEDULE

Unit	Sq Ft	Sq M
Unit 1	2,531.00	235.14
Unit 2	2,533.00	235.32
Unit 3	1,800.00	167.23
Unit 4	1,214.00	112.78
Unit 5	1,208.00	112.23
Unit 6	3,804.00	353.40
Unit 7	3,816.00	354.52
Unit 8	2,535.00	235.51
Unit 9	5,050.00	469.16
Unit 10	3,808.00	353.77
Unit 11	5,094.00	473.25
Unit 12	1,828.00	169.83
Unit 13	1,231.00	114.36
Unit 14	1,236.00	114.83
Unit 15	2,469.00	229.38
Unit 16	2,469.00	229.38
Unit 17	1,232.00	114.46
Unit 18	1,236.00	114.83
Unit 19	1,827.00	169.73
TOTAL	46,921.00	4,359.11



ADJACENT TO ASDA SUPERSTORE



ON SITE AMENITIES



LOCATION

Vesuvius is ideally located off Sandy Lane with direct access from the A57 in Worksop. Worksop is a market town in the Bassetlaw District of Nottinghamshire. It is located 15 miles south of Doncaster, 15 miles south-east of Sheffield and 24 miles north of Nottingham. Located close to Nottinghamshire's borders with South Yorkshire and Derbyshire, it is on the River Ryton and not far from the edge of Sherwood Forest. Other nearby towns include, Chesterfield, Gainsborough, Mansfield and Retford.

Located directly opposite Asda Superstore the development benefits from a highly visible position and superb connections to the M1 and A1.

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TERMS

The units are available on Full Repairing and Insuring leases for a term to be agreed. Details of the rent and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

EPC

The EPC rating on the units range from A. Copies of individual certificates are available upon request.

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.



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BUSINESS UNITS TO LET ACROSS THE UK

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