

TO LET



**NATIONAL HOUSE, CLAYLANDS AVENUE,
WORKSOP, NOTTINGHAMSHIRE, S81 7DJ**

- Modern industrial / warehouse unit
- 4,745 Sq Ft
- Excellent road links to A1, A57 & M1
- Parking to front & side

TO LET – MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT

Property Summary

Good quality, modern industrial unit in a popular location on Dukeries Industrial Estate

- 4,745 Sq Ft GIA
- A57 only 0.5 miles away
- Suit a range of industrial and storage uses
- Excellent road links to M1 and A1 motorways
- Close to Worksop Town Centre
- Useful first floor office/mezzanine area
- Parking to the front & side
- Roller shutter door access
- Available to let at £33,500 pax



Contact

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Location

This property is situated on Dukeries Industrial Estate, which is Worksop's largest established industrial estate lying off the A57 to the north of Worksop Town Centre, and provides excellent road communications to the A1 and M1 motorway networks.

The A1(T) road and A57 Intersection are within approximately 10 minutes driving distance and the M1, M18 and M62 are within easy reach.

Approximate Distances:

- A1 (M) – 7 miles (10 mins)
- M1 J31 - 7 miles (10 mins)
- M18 - 8.0 miles (18 mins)
- Worksop Centre - 1.5 miles (4mins)
- Doncaster - 20 miles (27 mins)
- Sheffield – 17 miles (25 mins)

Description

Good quality industrial unit benefitting from the following specification:

- Open plan warehouse/industrial unit
- 3-phase power supply
- Roller shutter door
- Office areas & kitchenette
- Useful good quality first floor office/mezzanine
- Parking to front and side
- Reception/office
- Min eaves 4.1 with max eaves of 5.25m.
- Surfaced car park to front, side

Accommodation (GIA)

Unit: 4,745 Sq Ft (440.83 Sq M)

Terms

The property is available to lease on terms to be agreed.

A minimum term of 5 years is envisaged.

Rent

The asking rent is £33,500 per annum exclusive.

Business Rates

Ratable Value: £21,000 as of April 2023

Services

Mains water, drainage and 3-phase electricity are connected to the property.

EPC

Please contact the agent.



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Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

Prices are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the Sole Agent.

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