

UNIT 5 WALTERS YARD  
DUKERIES WAY  
CLAYLANDS  
WORKSOP  
S81 7FA

# INDUSTRIAL UNIT WITH OFFICES TO LET.

- Industrial / Workshop Unit
- Suitable for a Range of Occupiers
- Modern Offices & Mezzanine
- 134.18 Sq M (1,444 Sq Ft)



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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.

## DESCRIPTION

Modern industrial unit with the following specification:

- Electric loading door
- Designated parking for 2-3 vehicles
- Eaves height of xx m
- Suit various uses (no car mechanics)
- Open plan workshop with offices at ground and first floor
- Well maintained
- 3-phase electrical supply
- Kitchenette

## ACCOMODATION

134.18 Sq M (1,444 Sq Ft) GIA



**SAT NAV: S81 7FA**

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## RENT & TERMS

Asking rent of £12,000 per annum exclusive (£1,000 pcm) on lease terms of 3 years or longer.

## BUSINESS RATES

Rateable Value: £6,200  
Potential for 100% Rates Relief.

## VAT

VAT is payable.

## SERVICES

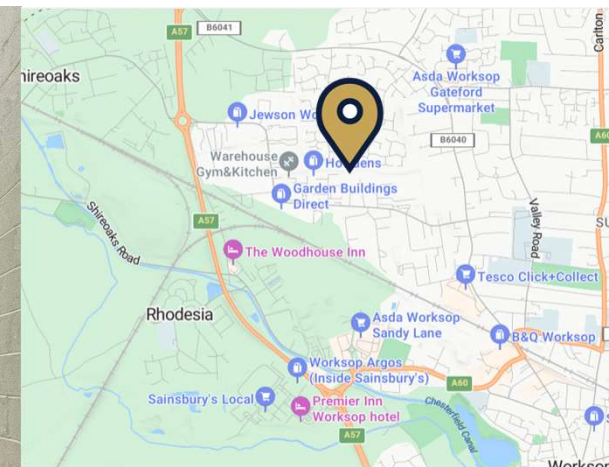
Mains water and electricity and 3 phase power will be connected to the property.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## EPC

Rating: TBC



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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