HIGH-QUALITY TRADE COUNTER / INDUSTRIAL UNIT

TO LET.

UNIT 18 VESUVIUS • SANDY LANE
• WORKSOP • S80 3GP



- Prime Trade Counter / Build Trade Location
- 114.82 Sq M (1,236 Sq Ft)
- Modern, High-Quality Unit
- Suit Trade Counter / Industrial Uses
- Travis Perkins and Asda On Site
- Immediate Occupation

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DESCRIPTION

High-quality Trade Counter / Industrial Unit that is prominently located in Worksop and provides 1236 Sq Ft of modern space.

- Open plan space
- Steel portal frame
- LED lighting
- 3 phase electricity supply
- Minimum eaves height of 6m
- Designated parking area
- Communal covered cycle parking to be provided
- 24-hour access
- Potential to create office space
- On site retail operators including, Burger King, Travis Perkins, GAP Plastics and Subway
- Prominent location off the A57, Workshop



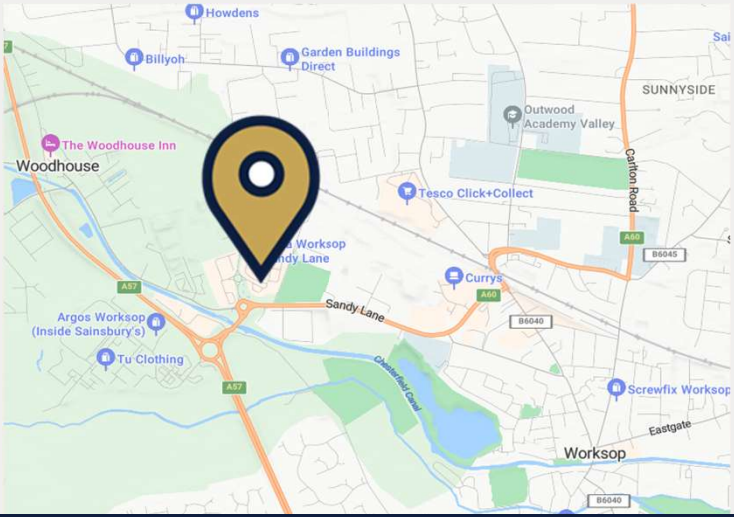


LOCATION

Vesuvius is ideally located off Sandy Lane with direct access from the A57 in Worksop.

Worksop itself is a historic market town with a rich heritage and a thriving community. It is centrally positioned within North Nottinghamshire, making it easily accessible from surrounding cities and towns. Located directly opposite Asda Superstore the development benefits from a highly visible position and superb connections to the M1 and A1.

The unit is situated next door to various trade counter and retail uses including Travis Perkins, GAP Plastics, Kitchen Craft, Subway, Burger King Drive Thru and Asda store and filling station..



SAT NAV: **S80 3GP**

/// **PROVE.BLEAK.VOUCH**

ACCOMMODATION

The property has the following Gross Internal floor, Areas. Plans are available upon request.

Unit	Sq M	GIA Sq Ft
Unit 18	114.82	1,236

ASKING RENT

Asking rent is £14,500 per annum exclusive.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £11,000

This is the rateable value for the property. Qualifying occupiers may benefit from 100% Rates Relief.



VAT

All figures quoted are exclusive of, and will be subject to,
VAT at the prevailing rate.

AML

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

EPC

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



VIEWINGS

By appointment with the Sole Agents below:

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