



## Modern Distribution Warehouse

Size 71,746 sq ft (6,665 sq m)

- Situated within the established Manton Wood Industrial Estate
- Adjacent to the A1 at its junction with the A57
- Generous service yard with dock and level access loading
- Eaves of 11.3m
- Heating and lighting throughout
- Well-presented ancillary office content

# Modern Distribution Warehouse - To Let

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### Location

Manton Wood benefits from excellent road links with the A1 roadway situated some just 1.25 miles to the east and junctions 30 and 31 of the M1 situated just 10 miles to the west via the A57.

Worksop is strategically located in the heart of the UK between the M1 and A1 which run north to south linking the town to the wider motorway network.

Located in the county of Nottinghamshire, Worksop is approximately 39 km (24 miles) north-west of Nottingham and 24 km (15 miles) south-east of Sheffield.

Other occupiers in the vicinity include DHL, B&Q and Wilko's national distribution centres as well as other national food manufacturing operators such as Cargill, Greencore and Solway Foods.

### Description

Constructed in 2003, the property comprises a good quality modern distribution unit totaling approximately 71,612 sq ft with ancillary office accommodation, with a secure yard and 70 car parking spaces.

The property benefits from the following:

- 11.3m to eaves
- Heating and lighting to warehouse
- 3 ground level and 1 dock level loading door.
- Secure yard provision with sufficient depth for HGV turning.
- Warehouse floor loading capacity of 50Kn per sq m.
- Well-appointed ancillary office accommodation with 8-person passenger lift

The unit benefits from a site area of approximately 4.09 acres.

The landlord is proposing to carry out a programme of refurbishment and improvement works. Please speak to the agents for further details.

### Accommodation

The unit comprises the following accommodation:

|                                | SQ FT         | SQ M         |
|--------------------------------|---------------|--------------|
| Warehouse                      | 62,270        | 5,785        |
| Undercroft                     | 3,315         | 308          |
| Ground floor reception/welfare | 1,571         | 146          |
| First floor office             | 4,590         | 426          |
| <b>TOTAL</b>                   | <b>71,746</b> | <b>6,665</b> |

### Business Rates

Tenant responsible. The unit has a 2017 RV of £238,000



### Estate Charge

There is an estate charge levied to cover upkeep and maintenance of common areas.

### Planning

We understand the property has planning permission for light industrial and storage and distribution uses. Interested parties should make enquiries with Bassetlaw District Council Planning department.

### Services

Mains water, electricity, gas and drainage are all connected. Interested parties should ensure capacity is sufficient for their use.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The premises are available to let by way of a new lease on terms to be agreed. Please contact the retained agents for further details

### EPC

EPC rating is B46

### Legal Costs

Each party to bear their own legal costs incurred in any transaction

### Further Information

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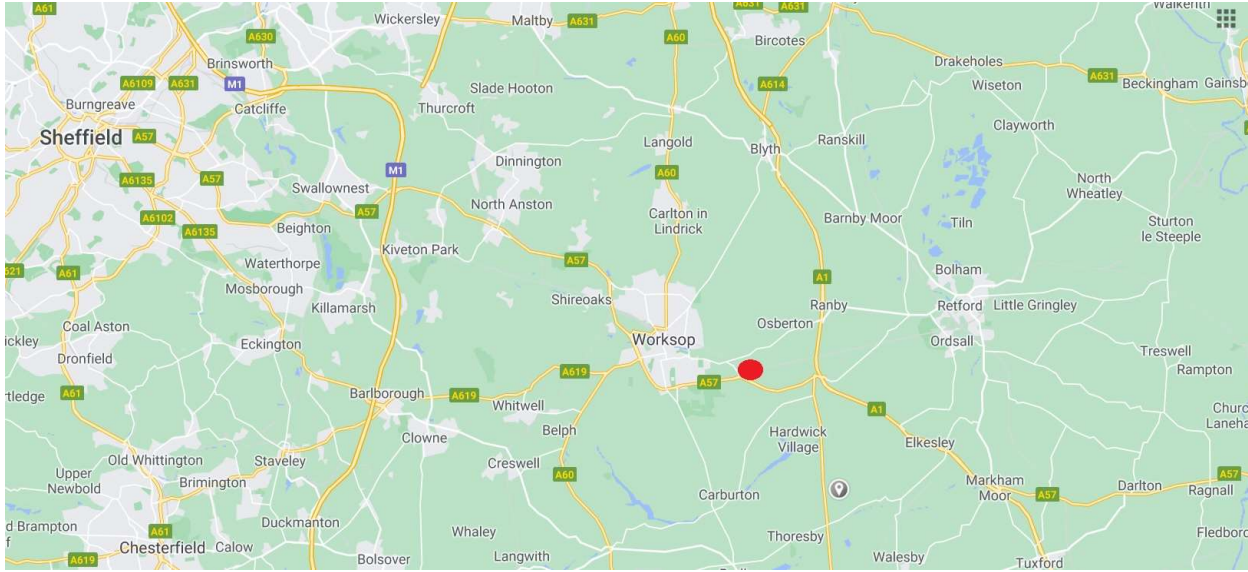
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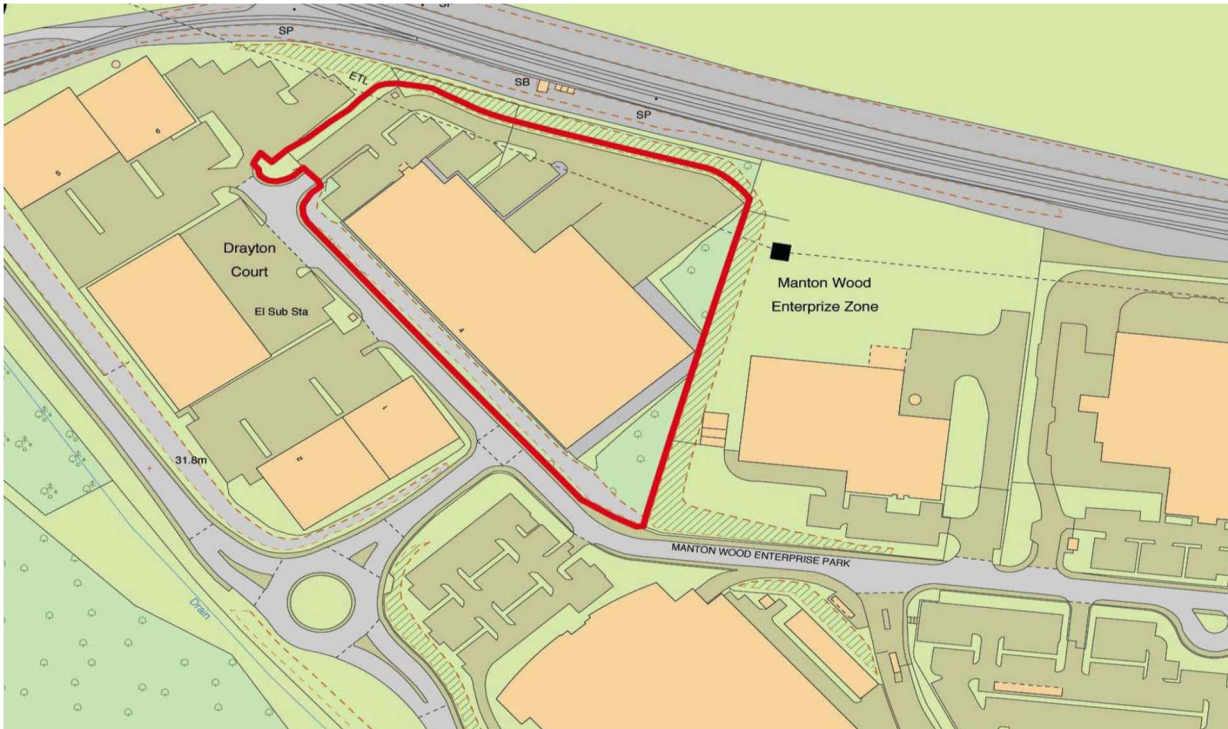
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### Location



### Site Plan



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