



Modern Warehouse/Industrial Unit

Size 27,039 sq. ft. (2,512 sq. m)

- Excellent access to the A1 just 2 miles to the east
- Easy access to the M1 via the A57 (J31 M1) and the A619 (J30 M1)
- Established industrial and distribution location
- Nearby occupiers include DHL, Wilko's, B&Q, Royal Mail, Samworth Brothers and Greencore
- Large self-contained yard

Modern Warehouse/Industrial Unit - To Let

Size 27,039 sq. ft. (2,512 sq. m)

Location

Drayton Court is situated on Manton Wood Industrial Estate, situated to the south east of Worksop Town Centre and accessed off the A57.

The property is well located within close proximity of the A57, providing easy access to the M1 and A1. The A1 is located approximately 2 miles to the east, and junctions 30 & 31 of the M1 situated to the west via the A57.

Other occupiers nearby include, DHL, B&Q, Wilko's Greencore, Royal Mail & Samworth Brothers.

Description

The property totals approximately 27,039 sq. ft. and is of modern portal frame construction, with two storey offices at either end.

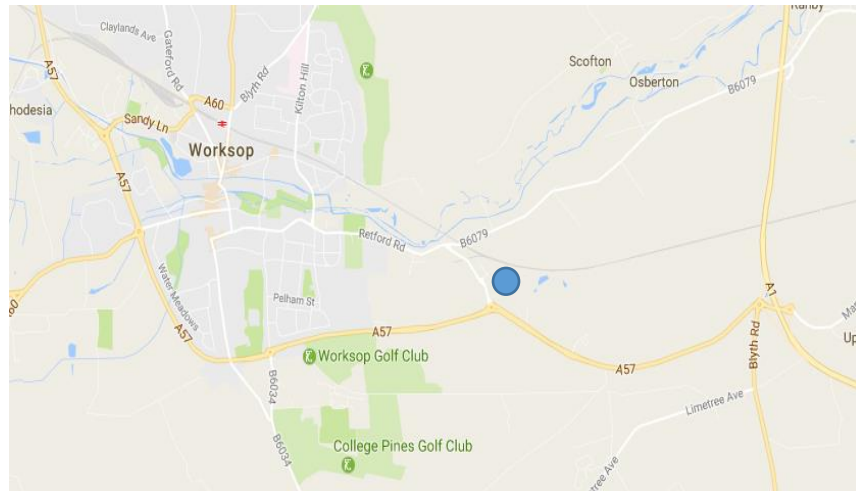
The unit benefits from a high specification:

- 6.2m eaves
- Large yard with 30m depth
- Heated warehouse via gas blowers
- Office accommodation and welfare block
- Male, Female and disabled w/c's
- High bay LED lighting in warehouse
- 2 ground level roller shutter doors, electrically operated

Accommodation

The unit comprises the following accommodation:

| USE | SQ FT | SQ M |
|---------------|---------------|--------------|
| Warehouse | 23,960 | 2,226 |
| Office 1 – GF | 710 | 66 |
| Office 1 – FF | 581 | 54 |
| Canteen | 495 | 46 |
| Office 2 - GF | 710 | 66 |
| Office 2 - FF | 581 | 54 |
| TOTAL | 27,039 | 2,512 |



Business Rates

Tenant responsible for paying rates. Current RV £88,500

Planning

We understand the premises benefit from a B1(c), B2, B8 consent but interested parties should satisfy themselves that the relevant permission for their proposed use is in place by speaking with Bassetlaw District Council

VAT

All figures quoted are subject to VAT at the prevailing rate

EPC Rating

EPC rating of C71

Terms

The premises are available to let by way of a new FRI lease on terms to be agreed, the quoting rent is £5.50 per sq ft per annum exclusive.

Legal Costs

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

Further Information

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