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New Industrial / Business Unit Scheme

**Units 1 - 4, High Grounds Way, Worksop,
Nottinghamshire, S80 3AT**

To Let – Available Now

- New high quality industrial / business development.
- 2,695 sq. ft. (250.46 sq. m)
- Units can be combined to offer up to 10,780 sq. ft. (1,001.85 sq. m)
- High specification with good quality fitted offices
- Suitable for expanding businesses
- Well established industrial location with on-site parking and shared loading

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The development is well located forming part of the established High Grounds Industrial Estate which lies within a quarter of a mile of the A57.

High Grounds benefits from a number of facilities including McDonalds, Sainsbury's, Argos and attracts a number of key occupiers including Advanced Chain Tech Europe, Kammac and Network Blinds to name but a few.

The development can be accessed from High Grounds Way turning right on to a designate loading yard and car parking area.

Description

The development comprises a terrace of 4 units with associated yard and external car parking.

Units are accessed via a roller shutter door and provide clear workspace / storage areas. They have fitted offices, toilets and kitchen.

Accommodation will be finished to the following specification:

- Planning consent for B1 (C), B2 and B8.
- Steel frame construction with clad elevation.
- Fitted office accommodation with personal entrance.
- Connection to all mains services.
- Dedicated parking with shared loading.

Accommodation

The units comprise the following areas – measured on a gross internal area basis:-

	Sq Ft	Sq M
Unit 1	2,695	250.46
Unit 2	2,695	250.46
Unit 3	2,695	250.46
Unit 4	2,695	250.46

Terms / Availability

The premises are available to let by way of a new lease on terms to be agreed.

Quoting Rent: £21,500 per annum exclusive.

Business Rates

The premises will be assessed for rating purposes following practical completion.

Interested parties should seek advice from the local Rating Department to confirm the rates payable.

VAT

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

EPC

Available on completion.

Legal Costs

Each party to bear their own legal costs incurred in the completion of any transaction.

Viewing & Further Information

Please contact sole agents, Knight Frank.

John Jarman / Peter Whiteley

Tel: 0114 2729750

Mobile: 07979 530416

Email: john.jarman@knightfrank.com
peter.whiteley@knightfrank.com

Brochure: 11th October 2019

Photograph: 10th October 2019

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Detailed Specification

- 65mm mains Gas Supply to each unit.
- BT incoming supply.
- Trunking with 13-amp sockets and data outlets.
- Gas combi Boiler with hot water supply and radiators to office, kitchen and toilet.
- LED lighting internally.
- Fitted kitchen.
- Front and rear security lighting on night sensors.
- Enclosed site with 2 metre galvanised security fence.
- Electric Gates with individual gate control to each unit, induction loop for exit.
- Electric roller shutters to office entrance door and window.
- 4 Parking spaces to each unit.

