



Unit 4 Crags Industrial Estate
Morven Street, Creswell, S80 4AJ



TO LET - Unit 4 Craggs Industrial Estate, Morven Street, Creswell, S80 4AJ



Unit 4 Craggs Industrial Estate



An open plan industrial unit on an established industrial estate, with excellent communication links to the M1.

- Well established Industrial Estate
- Vehicular access doors
- Allocated car parking
- Translucent roof panels
- Incentives available
- Potential for 100% Small Business Rates Relief



Claire Lawrie 01302 243902



Claire.lawrie@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- M1 (4 Miles)
- Workshop (6 Miles)

Sat Nav Post Code

- S80 4AJ



Nearest Stations

- Creswell Train Station



Nearest Airports

- Doncaster Sheffield Airport

Location

Craggs Industrial Estate is located in the north of the District of Bolsover on the edge of Creswell, in an established business location lying close to local services. The industrial estate provides mix of unit types including offices, workshops and warehouses.

Creswell is located on the eastern edge of the county of Derbyshire, close to the border of Nottinghamshire. Creswell has a full range of local services including train stations, shops and post office, along with other local amenities. Communication links are excellent with the A60 and the M1 (J30) located a short distance away.

Description

The unit is constructed in portal frame and concrete panels under a pitched roof set within which are translucent roof panels to provide extra natural light. To the front of the unit are vehicular access doors and internally the unit divided to provide main open plan workshop with stores off. To the front of the unit is a small area for parking. The unit also benefits from strip fluorescent lighting and WC facilities.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial	294.04	3165

Guide Rental

£11,100 per annum exclusive

Tenure

The property is offered to let on an effective full repairing and insuring lease on terms to be agreed however a minimum term of three years is envisaged.

A service charge will also be payable for the maintenance of the communal parts of the site.

Business Rates

Rateable Value £6,400

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

Services

Mains water, electricity and drainage are understood to be connected to the property. We must stress that none of these services have been checked or tested.

EPC

Energy Performance Rating TBC.

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



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