

Unit 1, The Point, Coach Road Shireoaks Business Park, Worksop S81 8BW

3,257 SqFt (302.58 SqM)

- Modern standalone offices
- Established office park and secure site
- High quality specification
- Allocated parking

FOR SALE

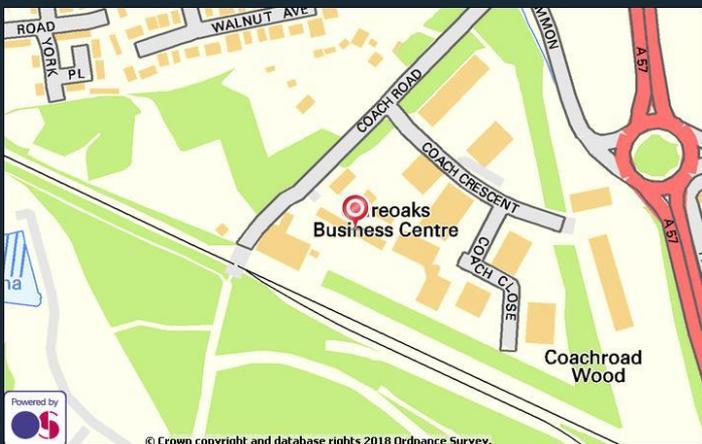


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located on the Point Office Development which comprises a campus style office park of 10 units, situated on the outskirts of Shireoaks and in close proximity to Worksop.

Worksop is a market town centrally positioned and is within easy reach of Doncaster, Sheffield, Rotherham, Lincoln and Nottingham. The A1 and A57 Intersection are within approximately 20 minutes driving distance and the M1, M18 and M62 are within easy reach of this.

DESCRIPTION

The property comprises a single storey standalone office building located on The Point Office Development part of the wider Shireoaks Business Park, in Worksop.

The property is accessed via a pedestrian access door to the front and benefits from 10 parking spaces directly outside. Internally the property provides predominantly open plan office space with separate glazed entrance space, 3 meeting rooms/individual offices, a kitchen, communications cupboard, and male and female WC facilities.

Other specification includes:

- Air conditioning
- LED lighting
- Perimeter trunking
- Suspended ceilings
- Electric wall-mounted heating
- CCTV

The property is held by way of a long leasehold interest for a term of 999 years from December 1997.

PRICE

£285,000

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C – 60.

RATING

The adopted rateable value is £30,000.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Ground	3,257 SqFt (302.58 SqM)
Total	3,257 SqFt (302.58 SqM)



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

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