
Plot 4 | Manton Wood Industrial Estate
Worksop | Nottinghamshire | S80 2RS

Superb high bay warehouse with dock and level access loading, immediately available

Approx. 6,652m² (71,612ft²)

**Dock & level
access
loading**



- **Lighting**
- **11.3 metre eaves**
- **Two storey high calibre offices/ancillary**
- **Large secure yard**
- **Dock and level access loading**
- **Additional car park**



To Let



Location

Forming part of the Manton Wood Industrial Estate, the building sits within moments access of the A1 providing quick north/south dual carriageway routes.

The Property

Constructed to a high specification, well maintained and presented, this building provides a superb warehouse with ancillary interlinked two storey offices all set on a large site with secure concrete surfaced delivery yard plus additional car park.

Specification

In detail the specification includes:

Warehouse

- 11.3 metre eaves
- Dock and level access loading
- Lighting

Two Storey Offices

- Heating and lighting
- Carpets
- WC and kitchen facilities

Externally

- Secure concrete surfaced delivery yard
- Additional car park

Approx. 6,652m² (71, 612ft²)



Accommodation

From measurements taken on site we calculate the following:

Description	m ²	ft ²
GF Reception/Anc	141	1,517
FF Offices	427	4,599
Warehouse	6,085	65,496
GIA	6,652	71,612

(This information is given for guidance purposes only)

Rent

Immediately available, the premises are offered for **short or long term** occupation.

A new lease is available to rent for:

£360,000 per annum exclusive
(Three hundred and sixty thousand pounds)

VAT

VAT will be payable upon rent due.

EPC

The building has an EPC Rating of:

C - 54

SAT NAV: S80 2RS

The Property

For further information or to arrange to view please contact:

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