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

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

# Approx. 6,652m<sup>2</sup> (71,612ft<sup>2</sup>)



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







## 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:

#### <u>Warehouse</u>

- 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



## Accommodation

From measurements taken on site we calculate the following:

Description	m²	ft²
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)

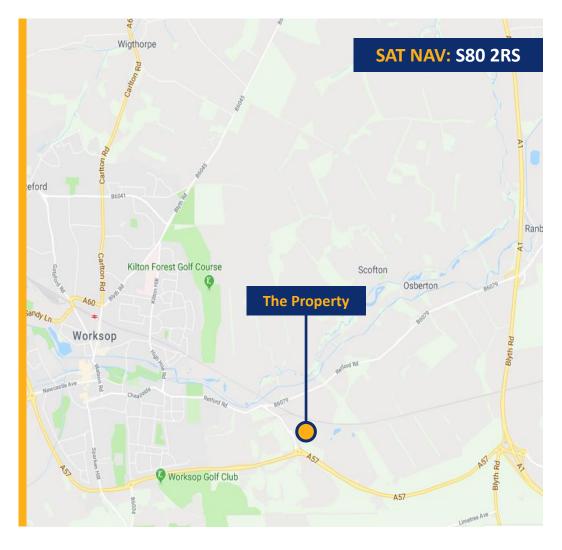
## VAT

VAT will be payable upon rent due.



## EPC

The building has an EPC Rating of:



#### For further information or to arrange to view please contact:

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17/06/2020

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