



Hardstanding Storage Site with Buildings

Former Travis Perkins Site

Carlton Road, Worksop, Nottinghamshire S81 7AQ

8,390.28 Sq. Ft on 1.03 acre site



TO LET

KEY FEATURES



Prominent location



Adjacent to Worksop Train Station



Low Site Coverage



Large Secure and Gated Site



Suitable for Variety Uses



Potential to Split



Hard Standing and Workshop Space

LOCATION :

The property is prominently located off Carlton Road next to Worksop Train Station and Worksop Town Centre with access to the site directly off Turner Road. The property is well connected to the A57, which links to both the A1 and M1 motorways within a short drive time.

DESCRIPTION :

The former Travis Perkins builders merchants offers a large securely fenced and gated site with two industrial/warehouse buildings.

The main building offers a front trade counter entrance with additional mezzanine and warehouse space, with the warehouse benefiting from two level loading roller shutter door access points and an eaves height of 5.5 metres.

The second building offers good quality storage/warehouse space with three level loading roller shutter door access points, a mono-pitch roof from 4.5 metres to 5.34 metres. The yard is concrete surfaced with a small level change in the central point of the site.

PREMISES:

| FLOOR AREA | AREA SQFT | AREA SQM |
|--------------|-----------------|---------------|
| Building 1 | 5,649.28 | 524.84 |
| Building 2 | 2,741 | 254.65 |
| TOTAL | 8,390.28 | 779.49 |

CONTACT:



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Flint Commercial

Ben Flint

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RATES:

£48,500

PLANNING:

Interested parties are advised to undertake their own due diligence with the Local Planning Authority, Leicester city Council 0116 454 1000.

VAT:

All figures quoted are exclusive of VAT, which will be applicable to the purchase price

EPC:

Available upon request

VIEWINGS:

Viewings are by appointment with Phillips Sutton or our joint agent: Flint Commercial.

PRICE

ROA

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

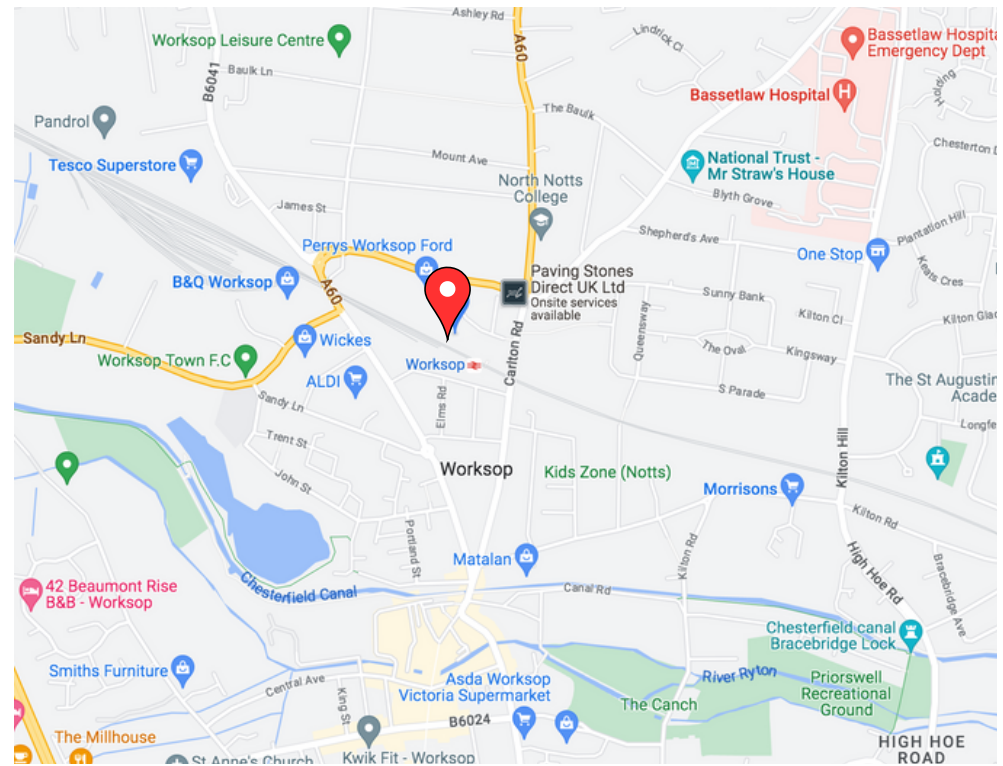
SERVICE CHARGE

No service charge

ANTI-MONEY LAUNDERING:

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Or Joint Agents



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