



Unit 10 Warsop Enterprise Centre, Burns Lane, Warsop, Nottinghamshire, NG20 0AF

£1,818 Per annum

Unit 10 is a store / small workshop of 28.27 sq.m (304 sq.ft) on the established Warsop Enterprise Centre. Advantage of a parking space which is secure, having the benefit of padlocked gates.

LOCATION

Located within the small town of Warsop which serves a catchment population of approximately 12,000 providing a wide range of shops, supermarkets, pubs, junior and secondary schools and has regular bus services to Mansfield and Worksop which are some 7 and 6 miles away respectively.

The town has good access from Warsop to Junctions 29 and 30 of the M1 Motorway and the A614 to the A1.

DESCRIPTION

The subject unit is situated on the north side of Warsop Enterprise centre and comprises a brick and flat roofed store. Warsop Enterprise Centre is developed with offices and workshops of varying sizes which have been established for a good number of years. The unit is ideal for a store with good access.

There are 13 individual units varying in size from 17sq.m. (119sq.ft.) to 114sq.m. (1,233sq.ft.)

ACCOMMODATION

The accommodation comprises:

UNIT 10 16'10" X 18'1" (5.13 X 5.51)

With double doors, belfast sink with cold and hot water heater, 4 fluorescent lights, telephone points, part tiled walls, 3 phase electricity, skylight, concrete floor, 2.8m minimum head room. Suitable for a wide variety of purposes.

OUTSIDE

There are 2 toilet blocks which are shared with other tenants. One is adjacent and one is opposite the unit. There is car parking for one or two vehicles outside.

LOCAL AUTHORITY

Mansfield District Council.

RATING ASSESSMENT

The property should be exempt from rates under the Small Business Rate Relief Scheme.

SERVICES

Mains water, electricity and drainage are all connected to the property. Toilet facilities are available next door and opposite the subject unit.

LEASE

The premises are available to let on lease at a rental of £1,820 + VAT per annum, on a length of lease to be negotiated.

VIEWING

By appointment with the Agents.

FLOOR PLANS

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

