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SURVEYORS

01609 797 330

TO LET INDUSTRIAL 700 SQ.FT

**Kilton Terrace
Industrial Estate
Worksop, Nottinghamshire
S80 2DQ**

ENQUIRIES
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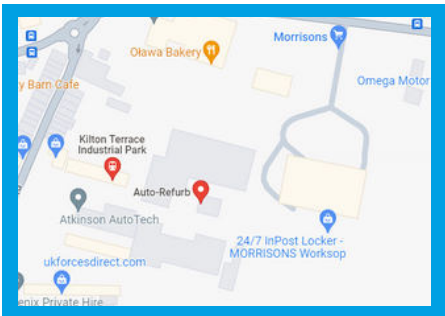
LOCATION

Situated on the South side of Worksop with direct and easy access into Worksop town centre (c. 0.5 miles). The estate has fantastic links to the roads B6041, A57 & A60 which provide access to Sheffield, Doncaster and Mansfield.

DESCRIPTION

The property comprises of a 1970 terrace block of industrial units. Each unit provides an open plan workshop area with a WC Internally, the workshop has a minimum eaves height of 3 meters, solid concrete flooring, fluorescent strip lighting, three phase power, water supply but no gas supply. Externally there is enough space demised for circa. 3 vehicles for unit.

LOCATION PLAN



SIZE

UNIT	SIZE
3	700 Sq. Ft

RENT

UNIT	RENT
3	£7,000 PA

TERMS

Terms to be agreed on the basis of a 3 year lease agreement

EPC

EPC's are available for the property on request.

VIEWING

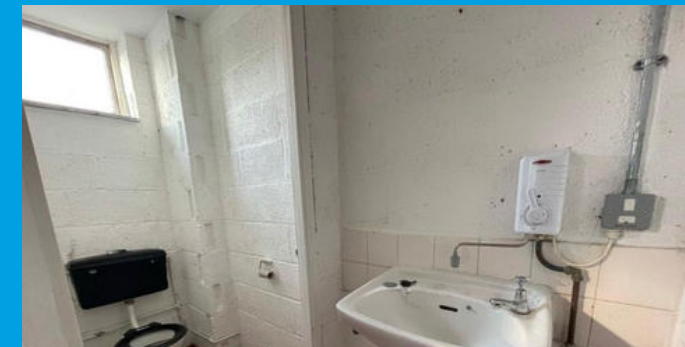
All viewings are to be arranged through the retained agents or by contacting Christopher.Black@alignsurveyors.co.uk or Daniel.Clinch@alignsurveyors.co.uk

LEGAL COSTS

The ingoing tenant is responsible for the landlords reasonable legal fees in the preparation of the lease agreement these shall be capped at £500.



*For indicative purposes only some units may differ



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DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)