fisher german

Unit 1, Crags Industrial Park

Creswell, Worksop, S80 4AJ

Leasehold
Two detached industrial units

20,863 Sq Ft (1,938.24 Sq M)



To Let | £75,000 Per Annum



Key information

Guide Rent
£75,000 per annum

EPC
C (62)

Roller Shutter Door Access

Site Secure With Steel Palisade Fencing

Unit 1, Crags Industrial Park

20,863 Sq Ft (1,938.4 Sq M)

Description

The property comprises two detached industrial units of steel portal frame construction set within a secure, self-contained yard. Access is provided via a larger gated industrial estate, offering an additional level of security. The site is enclosed by steel palisade fencing and benefits from generous external areas suitable for loading, circulation and vehicle parking.

The principal unit provides predominantly open-plan warehouse accommodation together with ground floor office and welfare facilities. At first floor level, the unit benefits from a range of offices and meeting rooms, which connect directly to a substantial mezzanine floor extending across the majority of the warehouse area. The unit is served by two electrically operated roller shutter doors and has a minimum eaves height of 5.78m. The secondary unit is positioned opposite the main building across the yard and offers additional warehouse accommodation with a mezzanine floor. Access is provided via three roller shutter doors, with the central door currently understood to be non-operational. The unit benefits from a minimum eaves height of 4.71m.

The larger unit extends to 13,602 sq ft. The smaller unit extends to 7,261 sq ft.

Location

Unit 1 Crags Industrial Park is situated in an established secondary industrial estate in the village of Creswell on the Derbyshire/Nottinghamshire border. The estate provides a mix of unit types including larger warehouses, smaller workshops and offices.

Creswell is located on the eastern boundary of Derbyshire, close to the Nottinghamshire border. The estate is close to the A616 which leads to Junction 30 of the M1, approximately 4 miles to the west. The A60 is also less than 2 miles away, providing links to Worksop and Mansfield.







Further information

Guide Rent
£75,000 per annum.

Lease Terms
The accommodation is available to let on terms to be agreed.

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Services
We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge
A service charge is payable in respect of the upkeep of the common parts.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings.

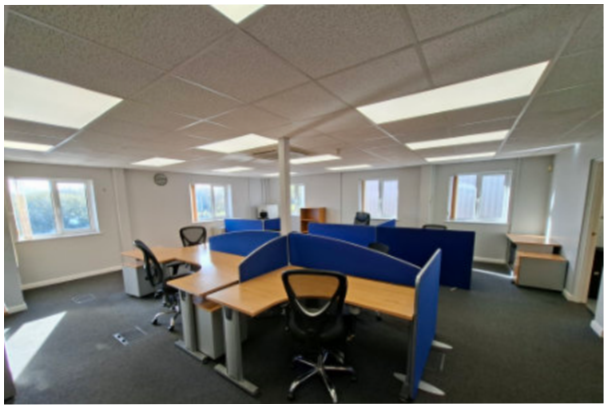
EPC
The EPC rating is C (62).

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with the sole agents.

Location
Address: Unit 1, Crags Industrial Park, Creswell, Worksop, S80 4AJ



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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated November 2026. Photographs dated September 2026.