



RENT

£18,500 (per annum)



Unit 5 Vulcan Place

Eastgate, Worksop, Nottinghamshire, S80 1RN

Leasehold | Industrial Unit | 2,472 Sq Ft



TO LET



Location

Vulcan Place is an industrial estate which comprises of a self-contained industrial development with eight similar units. The property is located within the market town of Worksop, in the Bassetlaw district of Nottinghamshire.

The Unit is located close to the A57 which connects the property to the A1(M) and M1, which subsequently provides access to the M18. It is within easy reach of surrounding centres of Doncaster 15 miles north, Sheffield 15 miles northwest and Nottingham 24 miles south of the property.



Description

The property comprises an end-terraced industrial unit of steel portal frame construction. The property is accessed via an electric roller shutter door with pedestrian access to the right-hand side of this. The unit benefits from allocated car parking to the front.

Internally the property comprises an open plan industrial unit with WC and kitchenette facilities. The unit benefits from considerable natural light with translucent roof panels.



Accommodation

The accommodation has been measured on a gross Internal Area basis, the approximate area comprises: 2,472 Sq ft.



Amenities



Open Plan



Roller Door



Pedestrian Access



Natural Light



Allocated Parking



A1(M), M1



Further information

Lease Terms

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

Tenure

Leasehold.

Business Rates

Qualifying occupiers may benefit from 100% business rates relief. Occupiers will be responsible for paying Business rates direct to the local authority.

EPC

Energy Performance Rating D (89)

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.

Legal Costs

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

Service Charge

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

Anti Money Laundering

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

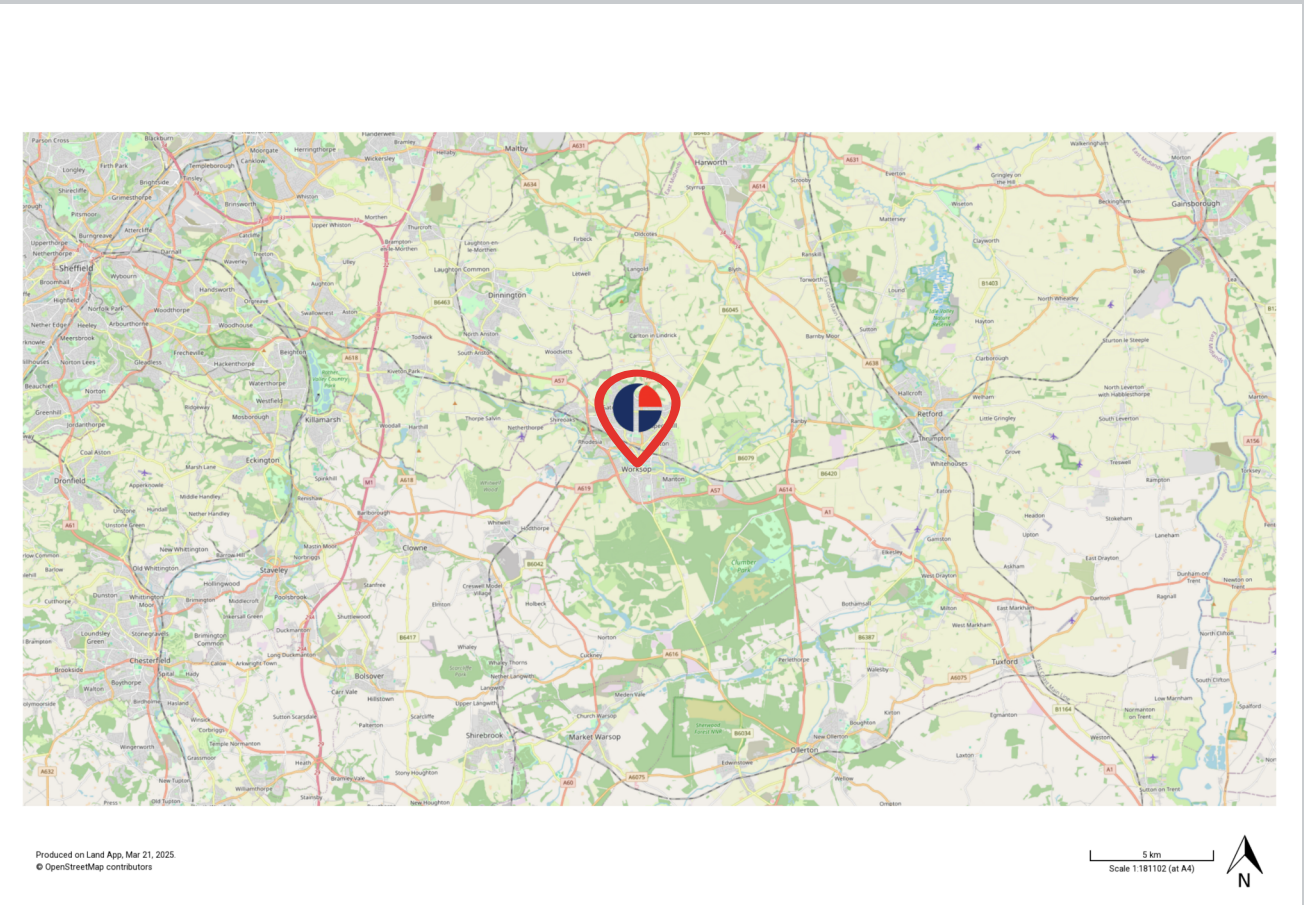
VAT

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

Viewings

Strictly by prior arrangement with the sole agents.

Unit 5 Vulcan Place, Worksop, S80 1RN



Approximate Travel Distances



Locations

- Worksop 0.6 miles
- Retford 8.2 miles
- Sheffield 15 miles



Nearest Station

- Worksop 0.6 miles



Nearest Airport

- East Midlands 45.4 miles



Nearest Port

- Iport Doncaster 17.5 miles



Viewings



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Particulars dated March 2025. Photographs dated April 2023