



Industrial/Warehouse Unit Size 40,479 sq ft (3,760.59 sq m)

- Well Established Industrial Estate
- Detached Industrial unit with office space
- Secure yard area

Industrial/Warehouse Unit – To Let/For Sale

Size 40,479 sq ft (3,760.59 sq m)

Location

The property is situated on the Established Lawn Road Industrial Estate, which is approximately 3 miles to the north of Worksoop Junction 31 of the M1 motorway, is around 7 miles to the west, and the A1M is 5 miles to the north east, being a short drive from the regions motorway networks.

The estate is occupied by several large companies including Robinson Healthcare, CPL Distribution, Promak UK and Blyth Marble.

Description

The premises comprise a detached warehouse/industrial unit with adjacent two storey office accommodation. The unit also has a number of additional storage and production rooms, wrapping around the main warehouse. The unit has 2 ground level loading doors, accessed off the secure yard/parking area. The warehouse has eaves heights ranging from 4.05m to 7.59m.

Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

| | Sq M | Sq Ft |
|-----------------------|-----------------|---------------|
| Warehouse | 2,109.16 | 22,703 |
| Offices and Workshops | 1,651.43 | 17,776 |
| Total | 3,760.59 | 40,479 |

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

Price on application.

EPC Rating

The property has an EPC rating of E106. Full EPC available upon request.



Further Information

For further information please contact the sole agent, CPP:

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Date of Particulars

November 2020

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



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