

0114 2449121

eddisons.com

Eddisons

LIGHT INDUSTRIAL WAREHOUSE - TO LET



**WAREHOUSE 1, LAWN ROAD INDUSTRIAL ESTATE, CARLTON-IN-LINDRICK, WORKSOP,
NOTTINGHAMSHIRE S81 9LB**

Rent: £32,000 per annum exclusive

Size: 11,742 sq ft (1,090.83 sq m)

- Ideal for warehouse/storage use.
- Available on new 3 year lease.

LOCATION

The property is situated immediately to the rear of Blyth Marble offices in the centre of Lawn Road Industrial Estate. Lawn Road Industrial Estate is located in Carlton-in-Lindrick, just off the A60, approximately 3 miles due north of Worksop Town Centre. The property lies approximately 5 miles south west of Junction 34 of the A1M Motorway at Blyth.



DESCRIPTION

The property comprises a portal frame warehouse with an eaves height of 4.9 m (16 ft) surmounted by an open span pitched roof over. The warehouse is unheated, has a large electrically operated commercial vehicle access door to the rear and benefits from LED lighting. There is an option to take office space at additional rental.

SERVICES

We understand the property benefits from mains three phase electricity and mains water.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Industrial Unit	1,090.83	11,742

RENT

£32,000 per annum exclusive.

VAT

We understand that VAT will be charged on the rental.

LEASE TERMS

The property is available by way of a new 3, 6 or 9 year fully repairing and insuring lease granted outside the provisions of the Landlord and Tenant Act 1954 Part II Security of Tenure.

BUSINESS RATES

We understand that the property forms part of a larger assessment and will be separately assessed upon occupation.

TENURE

Leasehold.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

We are advised that the property is exempt from an EPC being an industrial workshop with low energy demand.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Incorporating Fernie Greaves

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

George.Thompso@eddisons.com

(0114) 2449121 Mobile 07831 446313

Ref: 1227493

For more information, visit [eddisons.com](https://www.eddisons.com)

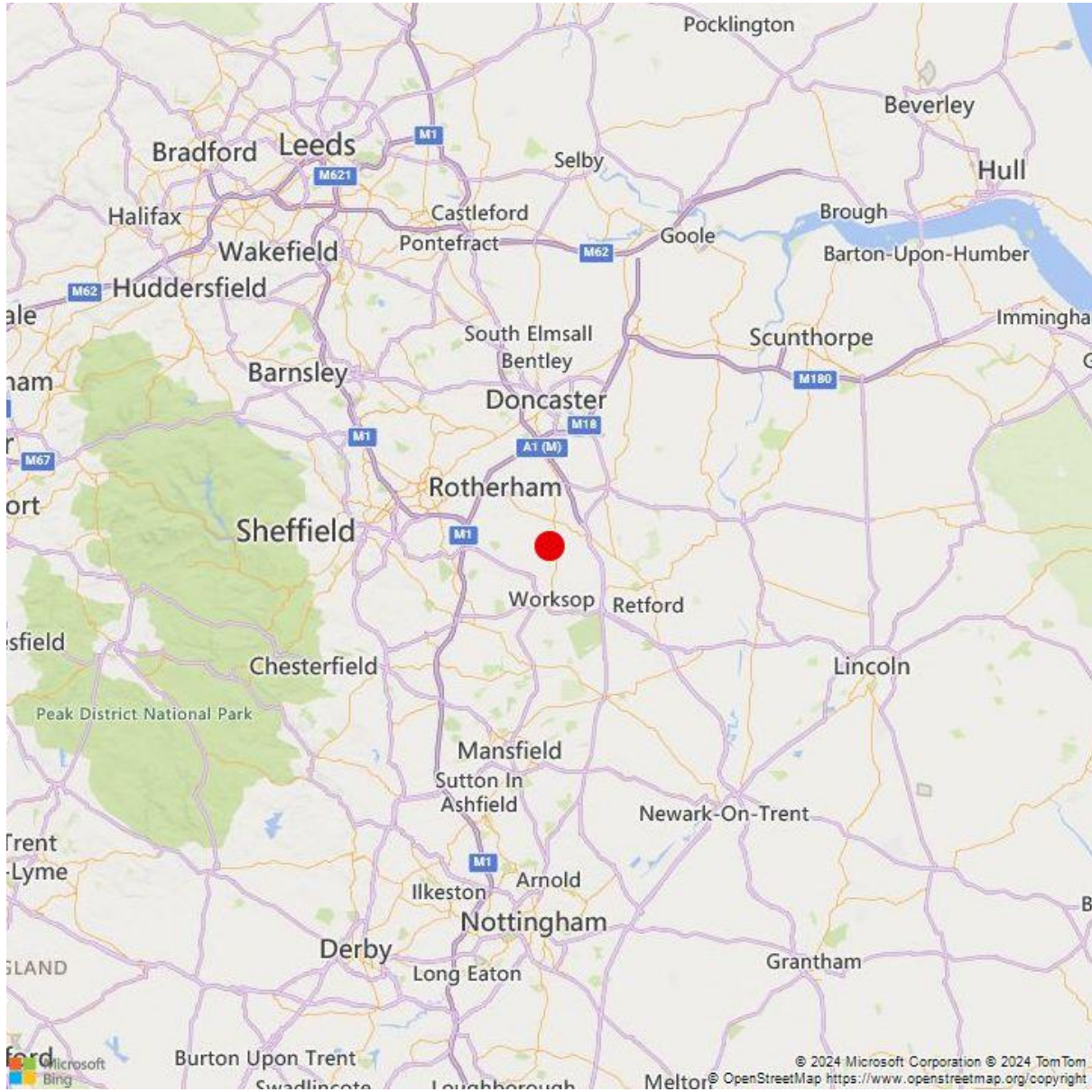
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