



## Unit 3, 3 Kilton Terrace, Worksop, S80 2DQ

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### Industrial Space TO LET

- Situated Near Worksop
- Small Starter Unit
- Storage Unit

## Summary

<b>Available Size</b>	700 sq ft
<b>Rent</b>	£7,000 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs. In the preparation of the lease agreement these shall be capped at £500.
<b>EPC Rating</b>	D

## 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

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.

## Accommodation

The accommodation comprises the following areas:

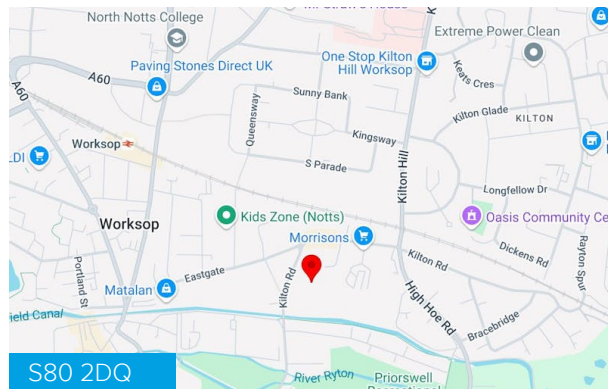
Name	sq ft	sq m	Availability
Unit	700	65.03	Available
<b>Total</b>	<b>700</b>	<b>65.03</b>	

## Viewings

All viewings are to be arranged by contacting:

Daniel.Clinch@alignsurveyors.co.uk - 07947 990 224

Joshua.Wraight@alignsurveyors.co.uk - 07964 670 579



## Viewing & Further Information



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