



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

---

### Industrial Space TO LET

- Situated Near Worksop
- Small Starter Unit
- Storage Unit

## Summary

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

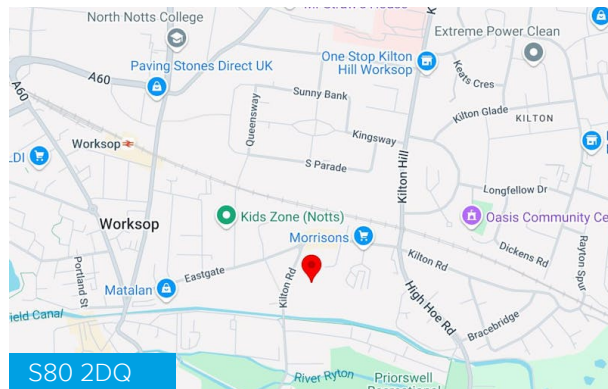
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	700	65.03	Under Offer
<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



## Viewing & Further Information

**Daniel Clinch**

01609 797 330 | 07947990224

daniel.clinch@alignsurveyors.co.uk

**View Properties Here**  
**[www.alignsurveyors.co.uk](http://www.alignsurveyors.co.uk)**

