TO LET/MAY SELL

FISHER GERMAN

Modern offices with allocated parking

Unit 9 The Point, Coach Road, Shireoaks, Worksop, S81 8BW

- Modern office premises available
- Good quality specification
- Established office park
- Good levels of car parking
- Secure gated access to the site
- Air conditioned offices
- May sell: POA
- Total net internal area 187.86m^2 (2,022ft^2)

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Description

The property comprises a detached single storey modern office building with parking for up to 9 vehicles. The property is accessed via a pedestrian access door, and benefits from an enabled WC facility, good sized kitchen and a mixture of open plan and cellular offices created by glazed stud partitioning. There is a good amount of natural light by a range of windows around the perimeter of the building, as well as inset LED lighting in the suspended ceiling. Heating and air cooling is via a air conditioning system, and there is a good amount of power sockets and perimeter trunking within the office building.

Location

The unit is located on the Point Office Development, which comprises a campus style of office complex of 10 units, situated on the outskirts of Shireoaks and in close proximity of Worksop. The site is gated fences and has CCTV coverage, and is currently occupied by a range of tenants.

Worksop is a North Nottinghamshire market town centrally positioned and is within easy reach of the surrounding centres of Doncaster, Sheffield, Rotherham, Lincoln and Nottingham. The A1(T) road and A57 Intersection are within approximately 20 minutes driving distance and the M1, M18 and M62 are within easy reach.

Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested. The unit also benefits from heating and cooling system and an alarm and fire detection system.

Legal Costs

Each party is responsible for their own.

Business Rates

The property has a 2017 business rates listing of £19,750. Please note this is not the rates payable.

Accommodation

Total Net Internal Area	**187.86m²**	**(2,022ft²)**

All measurements are approximate.

Terms

The property is offered to let on effective full repairing and insuring lease terms to be agreed. However a minimum term of 3 years is envisaged.

The asking rent for the property is £15,000 per annum, all prices are quoted exclusive of, but may be subject to VAT.

The property may also be available for sale. Price is available upon application.

EPC

An EPC has been instructed. For a copy of the EPC please contact Fisher German.

The Way Forward

Viewing's are by appointments with sole agents.

FISHER GERMAN

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