



WALTERS YARD
BREWED IN THE HEART
OF THE DUKERIES

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Unit 5 Walters Yard
Dukeries Way, Worksop, S81 7DW



TO LET - Unit 5 Walters Yard, Dukeries Way, Worksop, S81 7DW



Unit 5 Walters Yard



Modern industrial unit on an established industrial estate.

- Popular location
- Broadly open plan unit
- 3 phase electrical supply
- Electric roller shutter door
- Integral office to the rear
- Mezzanine storage above the office
- Stepped rent incentive available
- Potential for 100% Business Rates Relief



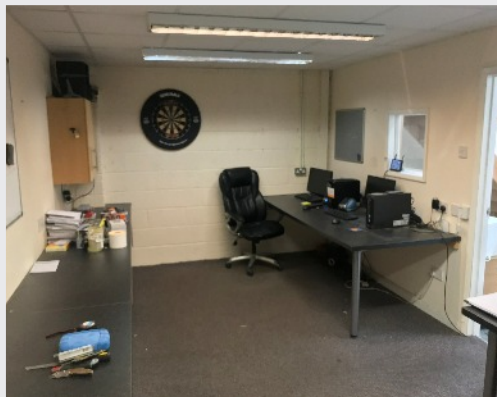
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Location

The property is situated on the well established Claylands Industrial Estate to the north of the town, well placed for the area's primary road network, particularly the A57 and A619, giving access to M1 junctions 30 to 31 less than 8 miles west, as well as the A1/A1M, around 5 miles east.

Dukeries Way is a cul-de-sac accessed off Claylands Avenue, which, in turn, has direct access to the A57 where a number of multiple occupancy estates, similar to the Walters Yard scheme, are situated.

Description

The property comprises a well presented broadly open plan industrial unit benefiting from three phase electric supply, electric roller shutter door, useful mezzanine storage area above an integral office to the rear. There is also designated parking to the front and WC facilities within the unit.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial	111.95	1,205

Guide Rental

From £8,000 per annum exclusive

Tenure

The property is available to let by way of new lease on terms to be agreed, although a minimum of three years is envisaged.

Business Rates

Rateable Value £5,400

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

Services

Mains water, drainage and electric are all connected to the property. We must stress that none of these services have been checked or tested.

EPC

Energy Performance Rating F (132).

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.



Approximate Travel Distances



Locations

- Retford (8 Miles)
- Sheffield (20 Miles)

Sat Nav Post Code

- S81 7DW



Nearest Stations

- Worksop Train Station



Nearest Airports

- Doncaster Sheffield Airport

