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2 Lawn Road, Carlton in Lindrick, Worksop, S81 9LB

FOR SALE / TO LET (letting in whole or part)*

Detached industrial/warehouse building

- HQ style building on secure fenced and gated site
- 600 KVA power supply with up to 1 MW reserved
- Mix of industrial/storage, offices and workshop space
- EPC band E

2,769 sq m to 3,752 sq m (29,985 sq ft to 40,383 sq ft)

Location

The property is located on the established Lawn Road industrial estate in Carlton in Lindrick approx. 3 miles north of Worksop and within 20 mins drive time of the A1(M) Blyth interchange.

Nearby occupiers include Vernacare, SHL Refractories and Blyth Marble.

Description

A detached building with two storey accommodation to the front (along with a basement) and full height industrial/ warehouse space behind. The front accommodation provides offices at first floor level to the front and extending along one side with the front undercroft area providing flexible workspace/works offices/storage.

The industrial/warehouse area has three ground level loading doors accessed off the secure yard/parking area. Minimum eaves height 4.05m rising to 7.0m.

The building has a power supply of 600 KVA with up to 1 MW reserved.

Note: The heating and air con systems installed are not in working order and will need replacing with new systems by a purchaser as required.

Accommodation

Industrial/warehouse area	1,984 sq m (21,356 sq ft).
Ground floor workshops/offices/ancillaries	511 sq m (5,504 sq ft).
First floor offices/ancillaries	983 sq m (10,578 sq ft).
Basement workshops and storage	274 sq m (2,945 sq ft).
Total	3,752 sq m (40,383 sq ft).

Site area 0.603 hectares (1.489 acres).

Services

Services have not been tested by the agents.

Business Rates

The property is assessed to rateable value £92,000 giving a rates payable of £50,232 for 2024/25. Purchasers should check this information with Bassetlaw District Council Tel 01909 533533.

Planning

Previously industrial with storage and offices now falling under planning Class E.

Tenure

For sale freehold (whole building) with vacant possession. Guide price £1.75m.

To comply with anti-money laundering regulations, ID information and the source of funding is required from a purchaser.

*The building is also to let as a whole at a rent of £125,000pa or part consisting of the industrial/warehouse area plus the ground floor offices and basement at a rent of £100,000pa.

VAT & SDLT

VAT is chargeable on the sale price or rent.

Legal Costs

Each party to pay their own,

EPC Rating

Band E.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

Contact Paul White

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IMPORTANT NOTICES

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