



## Industrial/Warehouse Unit Size 40,479 sq ft (3,760.59 sq m)

- Well Established Industrial Estate
- Detached Industrial unit with office space
- Secure yard area

# Industrial/Warehouse Unit – To Let/For Sale

## Size 40,479 sq ft (3,760.59 sq m)

### Location

The property is situated on the Established Lawn Road Industrial Estate, which is approximately 3 miles to the north of Worksoop Junction 31 of the M1 motorway, is around 7 miles to the west, and the A1M is 5 miles to the north east, being a short drive from the regions motorway networks.

The estate is occupied by several large companies including Robinson Healthcare, CPL Distribution, Promak UK and Blyth Marble.

### Description

The premises comprise a detached warehouse/industrial unit with adjacent two storey office accommodation. The unit also has a number of additional storage and production rooms, wrapping around the main warehouse. The unit has 2 ground level loading doors, accessed off the secure yard/parking area. The warehouse has eaves heights ranging from 4.05m to 7.59m.

### Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

|                       | Sq M            | Sq Ft         |
|-----------------------|-----------------|---------------|
| Warehouse             | 2,109.16        | 22,703        |
| Offices and Workshops | 1,651.43        | 17,776        |
| <b>Total</b>          | <b>3,760.59</b> | <b>40,479</b> |

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

Price on application.

### EPC Rating

The property has an EPC rating of E106. Full EPC available upon request.



### Further Information

For further information please contact the sole agent, CPP:

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### Date of Particulars

November 2020

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



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