



## Land at Manton Wood, Retford Road Worksop, Nottinghamshire, S80 2PU

- Commercial site extending to approximately 2.233 ac (0.904 ha)
- Zoned for industrial development (B1, B2 and B8 uses)
- Secure site, fully fenced and hard-core surfaced
- Close proximity to Keltruck depot, B&Q and Bannatyne Health Club
- Easily accessible to M1 motorway (Junction 30) and the A1

# Land at Manton Wood

## Retford Road, Worksop

### LOCATION

Worksop is a large town in the Bassetlaw district of Nottinghamshire, which lies on the River Ryton at the northern edge of Sherwood Forest. It is located on the A57 approximately nineteen miles southeast of Sheffield with good links to the A1, M1 and A60.

The property is located just under three miles to the southeast of Worksop town centre, being approximately ten miles from Junction 30 of the M1 motorway and two and a half miles from the A1, accessed off the B6079 Retford Road.

Nearby occupiers include Keltruck Limited, Walkers Vauxhall, B&Q and Bannatyne Health Club.

### DESCRIPTION

The property comprises a commercial site of approximately 2.233 acres (0.904 hectares), which is zoned for industrial development.

The site is level and hard-cored. It is secured by perimeter fencing with a gated access point. There are no buildings in situ at present.

The property is suitable for a variety of industrial uses subject to planning permission.

### ACCOMMODATION

Total site area	2.233 ac	0.904 ha
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### SERVICES

We understand that all mains services are available to the site. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand that the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### LOCAL AUTHORITY

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH - Tel: 01909 533533.



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### TENURE

Leasehold: The property is available to let based on a new underlease on terms to be agreed.

The long leasehold interest is not available to purchase.

### RENT

Rent upon application.

### BUSINESS RATES

To be assessed for business rates in due course. Interested parties are advised to make their own enquiries in this regard.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Ref: JAGD/3238LA



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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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