



**Unit 13 The Warsop Enterprise Centre, Burns
Lane, Warsop, Nottinghamshire, NG20 0AF**

£5,950 Per Annum

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Suite of 6 Offices
- Total Floor Area 74.5 sq. m (802 sq. ft)
- Flexible Length of Lease
- Three Parking Spaces (Additional Spaces Available)
- Kitchen, Ladies & Gents Toilets
- Internal Repair Lease Only
- EPC Rating C

First floor offices entirely self-contained and providing a gross internal area of 74.5 sq. m (802 sq. ft) approximately, excluding kitchen and ladies & gents toilets. The light and airy accommodation provides a modern environment and a pleasant workplace. There are four individual offices, kitchen and a 27ft meeting room with vaulted ceiling and Velux roof lights. Externally, there are three parking spaces with the availability of additional parking if required.

The property is located on the west side of Burns Lane, close to its junction with Sherwood Street and High Street, Warsop.

The town of Warsop serves a catchment population of 12,000 approximately, and provides a wide range of shops including a Co-operative store, Boyes store, Doctors and Veterinary surgeries, public houses, junior and secondary schools. There are regular bus services from the town to Mansfield and Worksop, some 7 and 6 miles away respectively. This location is ideal for road access to Junctions 29 and 30 of the M1 motorway to the west and the A614 to Newark and the A1 trunk road.

ACCOMMODATION

There is a steel staircase from the rear yard to the first floor. Double glazed entrance door leading to a corridor with electric heating and suspended ceiling.

INNER LANDING

13'6 x 8'9 (4.11m x 2.67m)

With electric heater, suspended ceiling.

KITCHEN

9'8 x 5'7 (2.95m x 1.70m)

With stainless steel sink unit and drainer, base unit, worktop and double glazed window. Electric heater.

GENTS WC

With low suite WC, wash basin hot and cold.

LADIES WC

With low level WC, wash basin hot and cold.

MAIN OFFICE

27' x 15'1 (8.23m x 4.60m)

With four Velux double glazed windows, fire exit and heater.

OFFICE NO. 2

5'10 x 5' plus 7'6 x 10'5 (1.78m x 1.52m plus 2.29m x 3.18m)

Suspended ceiling, two double glazed windows, fluorescent lights, electric heater.

OFFICE NO. 3

10'5 x 8'9 (3.18m x 2.67m)

Electric heater, suspended ceiling and double glazed window.

OFFICE NO. 4

12'8 x 8'5 plus 4'11 x 2'1 (3.86m x 2.57m plus 1.50m x 0.64m)

Two double glazed windows, electric heater, suspended ceiling.

OFFICE NO. 5

7'8 x 5'9 (2.34m x 1.75m)

With double glazed window, electric heater and suspended ceiling.

OUTSIDE

To the frontage there are three parking spaces and access to the Enterprise Units, where there is additional parking.

RATEABLE VALUE

The rateable value from 1st April 2023 is £6,200. The Small Business Rate Relief Scheme may apply.

VIEWING

Strictly by appointment with the selling agents.

LEASE TERMS

Lease terms proposed as below, whilst the Landlords have flexibility on the term of years:

Rent: £6,800 per annum

Term: 6 years

Rent Review: Third anniversary of the term

Break Clause: Third anniversary of the term

Repairs: Tenant liability for internal repairs and decoration

Rent Deposit: 3 months rent

Service Charge: A percentage of the service charge relative to the square footage of the units, which cover's building insurance, communal lighting and car park surface water and maintenance

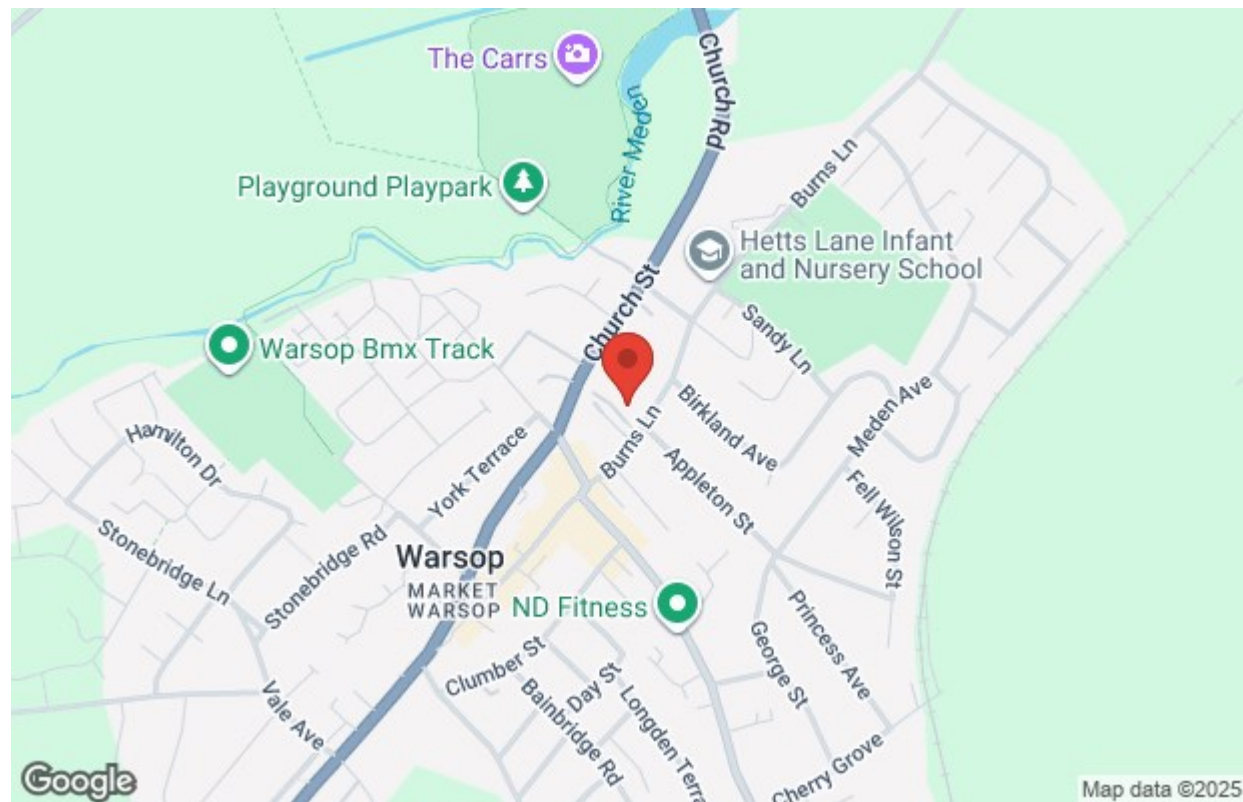
Payments: Monthly in advance

Exclusion: The Lease shall be excluded from the the Landlord & Tenant Act 1954

Use: Class E Offices

VAT: The property is elected for VAT which will be charged on the rent





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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