

Last units
remaining

The future of business space in Worksop.

To Let units 1,200 – 5,050 sq ft of business space

Vesuvius, Vesuvius Way, Sandy Lane, Worksop, S80 3HA
vesuviusworksop.co.uk

VESUVIUS

Brand new high quality industrial units available for occupation.



Vesuvius offers fully serviced new units from 1,200 to 5,050 sq ft. Further size ranges are available on a design and build basis up to 100,000 sq ft in size.

With excellent amenities on site including a new Asda, Asda petrol fuelling station and Burger King, the site is supported by ample parking and well-designed landscaping.

Additionally Pre-Lets to Travis Perkins and Nottinghamshire Fire & Rescue station will drive activity to Worksop.

New spaces from 1,200 to 5,050 sq ft.

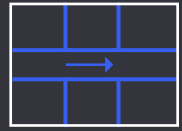
Accommodation Schedule.

Phase 1 comprises of 16 industrial units ranging in size from 1,200 to 5,050 sq ft, and the units will be available on flexible leases.

Unit	Sq Ft
Unit 1	Just Tyres
Unit 2	Kitchen Craft
Unit 3	Burger King
Unit 4	Retail - 1,206 sq ft
Unit 5	Retail - 1,206 sq ft
Unit 6	Under offer
Unit 7	3,788 sq ft
Unit 8	Crossfit Worksop
Unit 9	5,069 sq ft
Unit 10	3,788 sq ft
Unit 11	5,075 sq ft
Unit 12	DV Autos Limited
Unit 13	Powerpoint
Unit 14	1,200 sq ft
Unit 15	Escape Hot Tubs
Unit 16	Escape Hot Tubs
Unit 17	Epic Detail
Unit 18	SharkEye
Unit 19	Rother Valley Optics

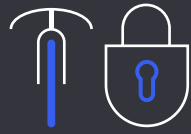


Top spec.



Service Yard / Car Park

Shared surface car park/ service yard in concrete or tarmac finish and parking bays with painted delineation.



Bike storage

Communal covered cycle parking to be provided.



EPC Rating A

Energy performance certificate.



24 hour access

Vesuvius offers 24 hours access throughout the site.



Eaves height

Steel portal frame construction with a minimum clear height of 4.5m to haunch for Units of 5,000 sq ft and smaller. From 5,000 – 10,000 sq ft 6m clear to haunch.



Electricity / Power

Three phase supply. Up to 10,000 sq ft 70-100kva / 100A.



Loading doors

1no. level access 3.0 X 3.5m insulated roller shutter door for units of 4.5m high. 1no. 3.5 X 4.5m high insulated sectional overhead door for units of 6m high.



Lighting

To entrance and toilet. Warehouse to be LED fittings. External single floodlight to each unit.



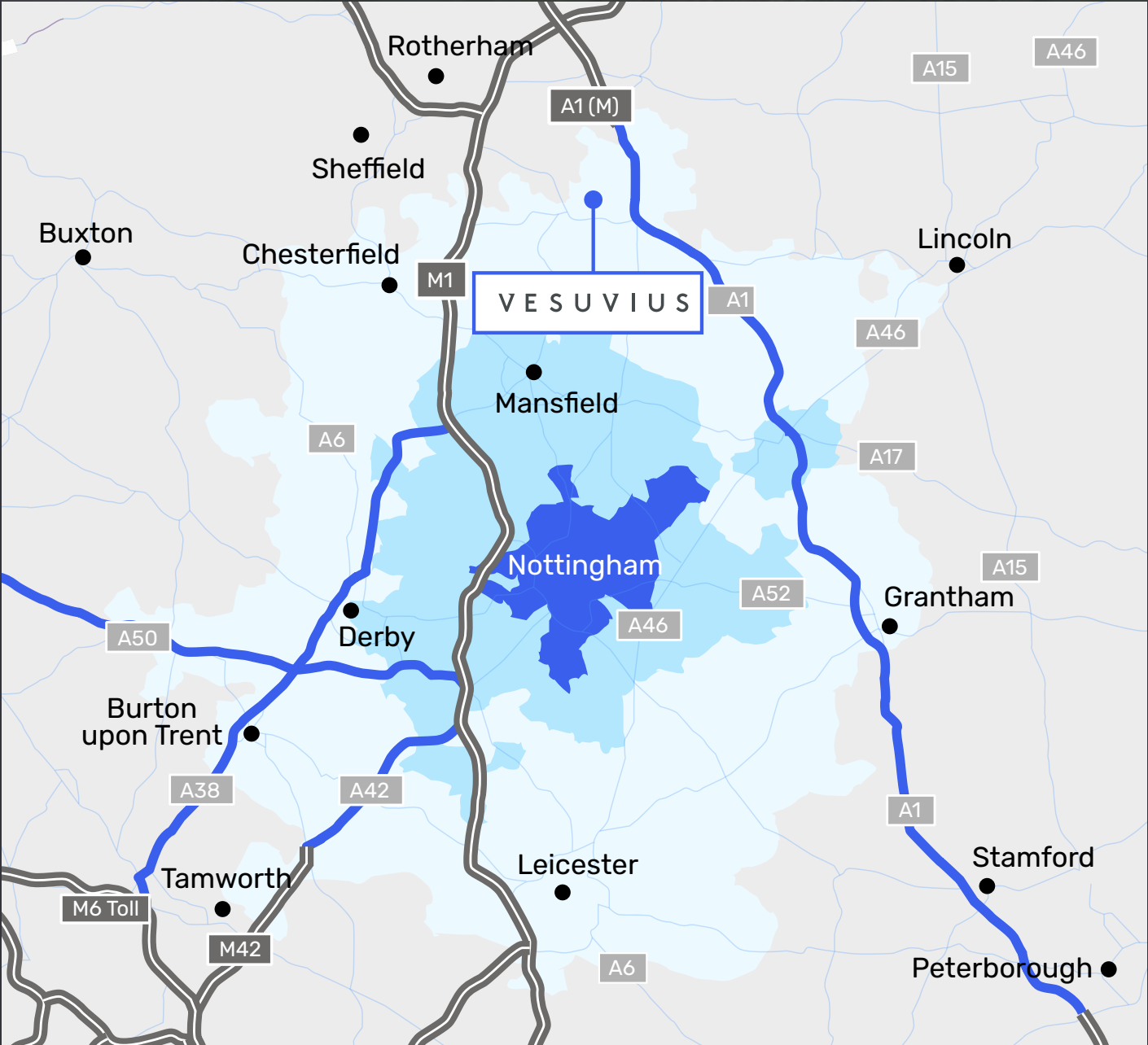


The future of Worksop, creating 1000 new jobs.





Superb connections
to the A57, M1, and A1.
Designed to connect
your business.



Your business will benefit from being located on the A57 with easy access to the centre of Worksop. Excellent connections to the rest of the region and the UK are provided by fast access to the M1 (8 miles) and A1 (6 miles).

Location	Time	Distance
Mansfield	29 mins	13.8 miles
Doncaster	31 mins	18.6 miles
Chesterfield	31 mins	20.2 miles
Sheffield	38 mins	20.8 miles
Lincoln	45 mins	27.8 miles
Nottingham	53 mins	35.5 miles
Leeds	1 hour	50.3 miles



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WORKSOP

vesuviusworksop.co.uk

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Chris Proctor
chris@fhp.co.uk
07747 464 770

Anthony Barrowcliffe
anthony@fhp.co.uk
07557 972 008



Ben Flint,
ben.flint@fishergerman.co.uk
07770 822 770

