



Claylands Distribution Park  
 Claylands Avenue  
 Dukeries Industrial Estate  
 Worksop, Nottinghamshire, S81 7BQ



**FOR SALE / TO LET**  
**INDUSTRIAL / DISTRIBUTION UNITS**



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- Units from circa 10,000 sq. ft (929 sq. m) to circa 187,537 sq. ft (17,422.1 sq. m)
- Excellent access to A1 and J30 / 31 M1 Motorway
- Secure business park environment
- Immediately available

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**LOCATION**

Claylands Distribution Park is located on Claylands Avenue, within the Dukeries Industrial Estate, to the north west of Worksop, accessed from the A57 Worksop bypass linking the A1 to M1 at J30 / 31, 5 miles east and 6 miles west respectively.

Worksop is recognised as an established industrial / distribution location primarily due to its strategic location and good labour demographics with major occupiers in the area including B&Q, Wilkinsons, Greencore and Seafeld Logistics.

**DESCRIPTION**

Claylands Distribution Park comprises a modern high bay industrial / distribution facility with ancillary offices and additional warehousing to the rear, allowing the ability to split into a maximum of 4 separate occupational entities. The units are set within a secure site, with a manned security gatehouse, yard and parking areas. The demise is shown on the plan below edged blue. The area hatched red is a access road to the unit at the rear of the site over which the occupier of the subject units will have access rights. The remainder of the site is let to Seafeld Logistics

**Front Warehouse**

Comprises a modern high bay distribution unit of steel portal frame construction, steel clad with translucent roof lights, incorporating high quality office space.

In particular the specification includes:

- 13.3m eaves
- 4 dock level loading doors
- 2 tailgate doors, one also having level access
- High quality office accommodation
- Covered loading area

**Rear Warehouse**

Comprises steel framed industrial units with low height brick cladding surmounted by asbestos cladding beneath an asbestos roof incorporating roof lights.

The units are currently linked allowing full access, but are easily capable of sub-division, and include a covered loading area and offices, in need of refurbishment.

In particular, the specification includes:

- 4.7m eaves
- Ground level access loading doors
- Covered loading area
- Offices
- Capable of sub-division



**ACCOMMODATION**

The available units have been measured on a gross internal floor area basis, in accordance with Code of Measuring Practice 6th Edition and provide the following areas.

**Front Warehouse**

	sq. m	sq. ft
Warehouse	6,727.5	72,417
Offices	2,407.5	25,915
<b>Total</b>	<b>9,135</b>	<b>98,332</b>

**Rear Warehouse**

	sq. m	sq. ft
Warehouse	6,502.6	69,996
Offices	289	3,111
Canopy	693	7,460
Plant Room and Stores	802.5	8,638
<b>Total</b>	<b>8,287.1</b>	<b>89,205</b>

**Combined**

	sq. m	sq. ft
<b>TOTAL</b>	<b>17,422.1</b>	<b>187,537</b>

**TENURE**

The units are available on a leasehold basis, by way of a new lease, terms to be agreed.

**RENT**

Details are available from the joint agents.

**VAT & LEGAL COSTS**

Each party is to be responsible for their own VAT and legal costs incurred in this transaction.

**VIEWING**

Strictly by appointment with the joint agents.

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