



High Quality Industrial/Distribution Units

Units 3 & 4, Drayton Court, Manton Wood Enterprise Zone, Worksop

- To let on flexible terms
- Excellent motorway access to the M1 and A1
- Exemption from Business Rates until November 2005
- Available as a whole or as two separate units
- Total gross internal area approximately 26,974 sq ft (2,506 sq m)

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Location

Drayton Court is located on the Manton Wood Enterprise Zone, situated to the south east of Worksop town centre, accessed off the A57. The property is very well located in terms of motorway access with the A1/A57 intersection situated approximately 2 miles to the east and Junction 30 and 31 of the M1 Motorway via the A57 trunk road. The Manton Wood Enterprise Zone area has enjoyed great success over recent times and is now home to a number of major occupiers to include Hazlewood Foods, Prolog, Solway Foods and most recently a new major distribution centre for B&Q.

Description

The property currently comprises a single, steel portal frame unit with two storey office blocks at either end of the unit. The unit is capable of subdivision into two self contained buildings, for which it was originally designed. The units have been constructed to a high specification to provide the following features:

- Eaves height approximately 6m
- Floor loading 35kn/m²
- Three phase power supply
- Heating to both production area and office space
- Two storey, fully fitted offices to each end of the units
- Ample staff toilet facilities with disabled WC
- High bay sodium lighting
- Internal two tonne craneage
- Electrically operated up and over doors

Important Notice

1. No description or information given whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Neither Knight Frank LLP nor our joint agents have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
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Enterprise Zone Incentives

Due to this site's Enterprise Zone status, the units will be exempt from Business Rates until November 2005.

Accommodation

The building provides the following approximate gross internal floor areas:

Unit	Ground Floor Production	Ground Floor Offices	First Floor Offices	Total M ² (sq ft)
3	1,135 (12,213)	62 (667)	62 (667)	1,253 (13,487)
4	1135 (12,213)	62 (667)	62 (667)	1,253 (13,487)
			Total	2,506 (26,974)

Lease Terms

The units are available as a whole or as two separate units by way of a new FR&I lease for a term to be agreed.

Details on rental levels are available from the Agents.

Viewing & Further Information

To make an appointment to view the premises, or to discuss your requirement in further detail, please contact Toby Vernon of Knight Frank or our joint agent Kevin Benson at Shuldham Calverley on 01777 709943.