



## Unit 5 Cuckoo Wharf

Worksop, S80 1DT

**£7000 per annum Plus VAT**

**Would suit salon / workshop /  
studio or 3/4-person office space**

**435 sq ft**  
(40.41 sq m)

- 435 Sq.Ft Single Storey Unit
- Available immediately
- Great starter business unit
- Parking space available

# Unit 5 Cuckoo Wharf, Worksop, S80 1DT

## Summary

<b>Available Size</b>	435 sq ft
<b>Rent</b>	£7,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The tenant will pay a contribution to the landlord legal fees - capped at £300 + VAT
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

Single storey brick built unit beneath a pitched tile roof - neighbouring a tattoo studio, coffee shop and a popular gym, in the picturesque Canalside location.

Open plan unit with shared w/c - feature open beam ceilings.

Total space is approx. 435 sq ft.

## Location

Cuckoo Wharf is located within walking distance to the town centre over the canal. Worksop lies on the A57 with links to the A1, M1 and A60, providing excellent access for industry to travel up, down and across the country, with large retailers such as Wilkinson and B&Q both having major distribution centres in the area.

## Accommodation

The accommodation comprises the following areas:

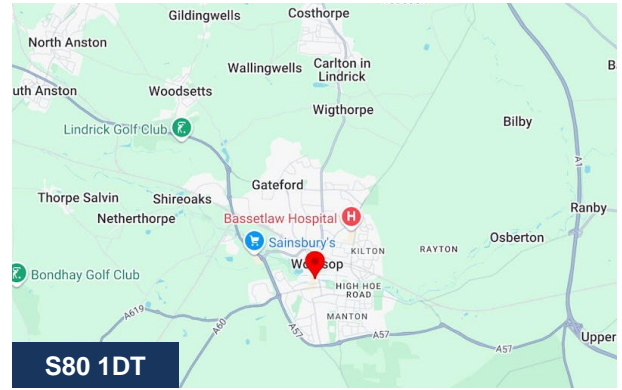
Name	sq ft	sq m	Availability
Building - Excellent work space	435	40.41	Available
<b>Total</b>	<b>435</b>	<b>40.41</b>	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered to let on a new 5-year lease with 3-year break. Guide rental of £7000 per annum. 3 months rental deposit and references will be required. Landlords Buildings Insurance will be recharged to the tenant.



## Viewing & Further Information

**Ben Freckingham**

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