

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## TOWN CENTRE OFFICE SUITE

Crown House, Worksop – S80 1ET

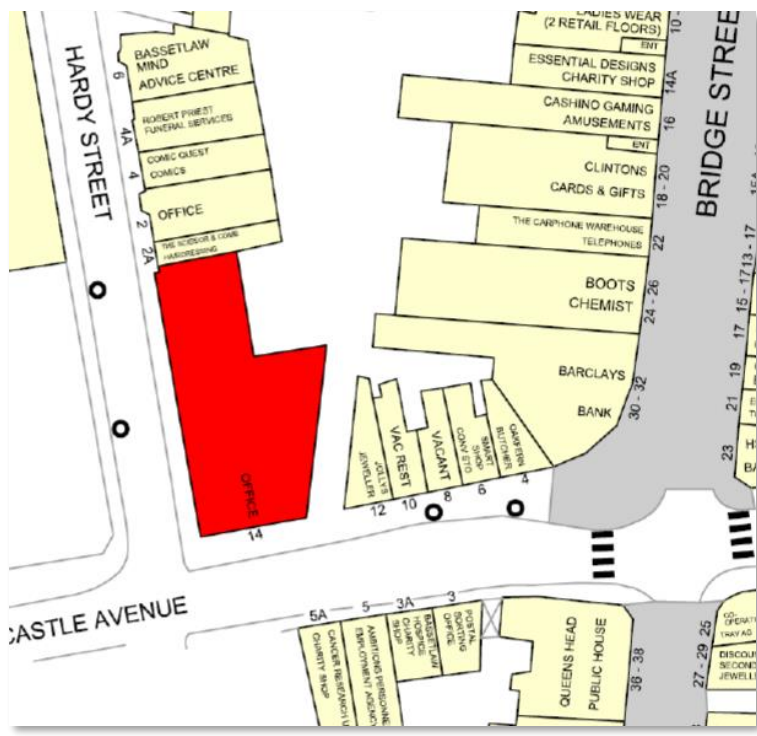
- 5,801 sq ft (538.9 sq m)
- Town centre location
- Open plan accommodation
- Dedicated car parking

**TO LET**

**LOCATION**

The premises are located in the main business and retail district of Workshop Town Centre.

The property benefits from easy access to local transport with the bus station adjacent and the train station being a 10 minute walk.



**DESCRIPTION**

Open plan office suite to be fully refurbished for a new tenant.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
First Floor	538.9	5,801

**BUSINESS RATES**

The premises have a rateable value of £34,000. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**RENT - £40,000 PAX**

Based on a new full repairing and insuring lease for a term to be agreed.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT will be payable at the prevailing rate.

Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE**

**Energy Performance Certificate** HM Government  
Non-Domestic Building

**1ST FLOOR OFFICES**  
Crown House  
Newcastle Avenue  
WORKSOP  
S80 1ET

**Certificate Reference Number:**  
9855-3019-0137-0893-2501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78

This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Nick Wilson MRICS  
 DD: 0114 276 0151  
 Email: [niwilson@markjenkinson.co.uk](mailto:niwilson@markjenkinson.co.uk)

**Disclaimer – Jan 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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