

TO LET



1,208 - 5,094 SQ FT

MODERN TRADE/WAREHOUSE UNITS

VESUVIUS

VESUVIUS WAY | SANDY LANE | WORKSOP | S80 3GP

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DESCRIPTION

The Vesuvius development comprises a contemporary trade counter and industrial estate extending to 46,921 sq ft. Configured across five buildings, the scheme provides 19 versatile units ranging from 1,208 sq ft to 5,094 sq ft, offering flexible accommodation suitable for a diverse range of business occupiers.

The estate offers a varied mix of accommodation, comprising a standalone drive-thru unit, two semi-detached buildings, a terrace of six units and a back-to-back terrace of eight units. This balanced configuration creates a well-established commercial environment and supports a diverse occupier profile.

KEY FEATURES



**On-site retail
operators**

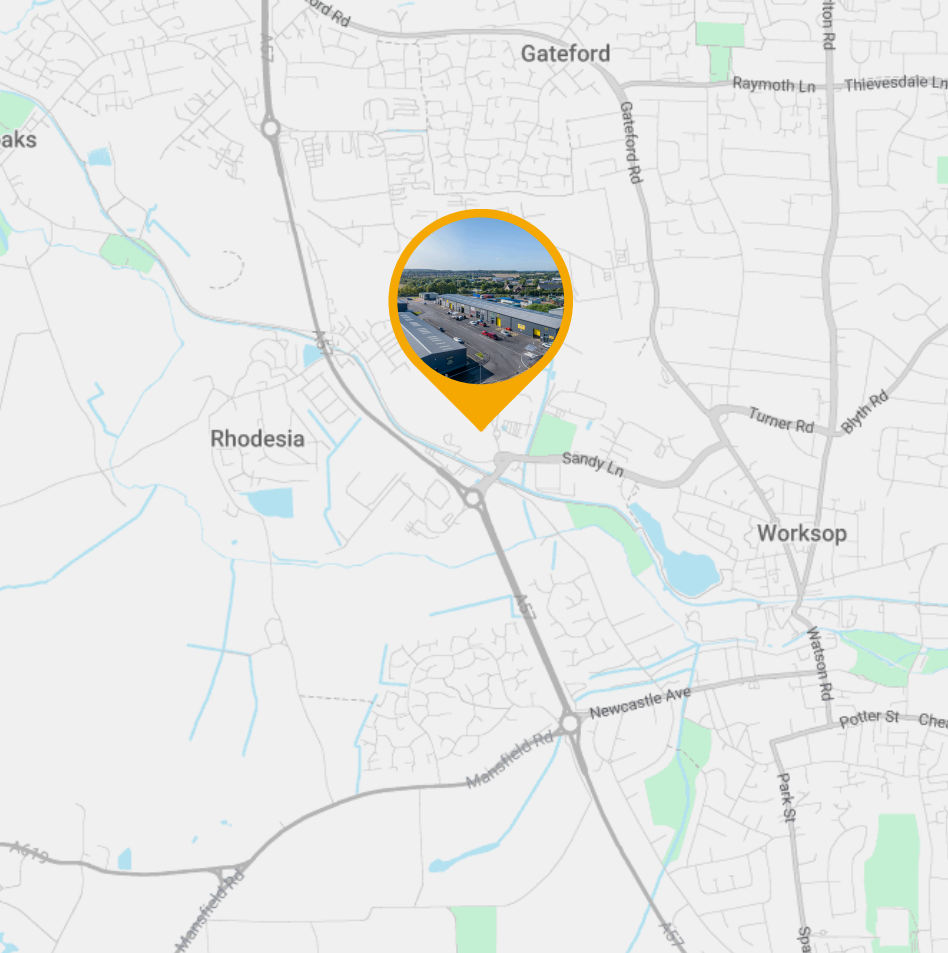


**On-Site
Car Parking**



**Integrated
Office/Reception Space**





LOCATION

Vesuvius occupies a prominent roadside position on Sandy Lane (A57), one of Worksop's principal arterial routes. The estate benefits from excellent connectivity to Sheffield, Doncaster and Nottingham, together with convenient access to the M1 and A1(M), providing strong regional links across Yorkshire, Nottinghamshire and the East Midlands.

A wide range of retail and leisure amenities are available nearby, with Worksop town centre located within easy reach.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.

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