



**SELF CONTAINED OFFICES ON A LARGE SITE WITH
DEVELOPMENT POTENTIAL STP**
14,734 SQ FT

Price: On Application
Rent: On Application

Carlton House
Carlton Road
Worksop
Nottinghamshire
S81 7QF

- C.130 car parking spaces
- Attractive landscaped surroundings
- Close to Worksop town centre with easy access to Worksop railway station, A1 & M1 motorways
- Potential for residential, care home, alternative uses STP

CARLTON HOUSE, CARLTON ROAD, WORKSOP, NOTTINGHAMSHIRE, S81 7QF

The Opportunity

Carlton House comprises a self-contained office building on a large site with c.130 car parking spaces having development potential STP

Location

Carlton House is located to the north of Worksop accessed directly off Carlton Road.

Easy and rapid access to both the A1 north via Blyth and M1 north via A57 at J.31. A1 south via 5 Lane End and M1 South via A619 at J.30.

Worksop railway station is c.1.2 miles and Shireoaks c.2 miles.

The surrounding area is predominantly residential with Worksop town centre within easy reach. There is a bus stop directly to the front of the property.

c.1,000 further residential units are in the pipeline to come forward in the vicinity at Peaks Hill Farm with a new road potentially connecting Blyth Road and Carlton Road.

Description

Carlton House comprises a self-contained office building on a large site with c.130 car parking spaces having development potential STP

Specification

The property was constructed in c.1970 and offers well presented office and ancillary accommodation. with air conditioning to part The principal offices are two storey, linking through to single storey rear accommodation

	Sq Ft	Sq M
Carlton House	14,734	1,368.79
TOTAL	14,734	1,368.79

Sustainability

EPC - C

Workforce & Demographics

Well positioned to the north of Worksop with excellent drive time demographics via A1/M1 motorways

Planning

B1

Tenure

Leasehold or Freehold

VAT

Applicable

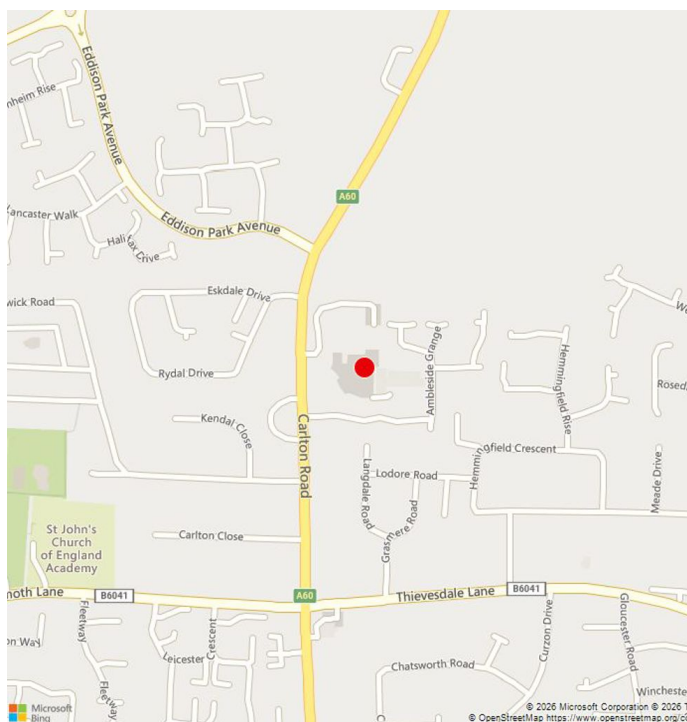
Business Rates

RV - 68,000

Offices & Premises

Legal

Each party to bear their own costs



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