

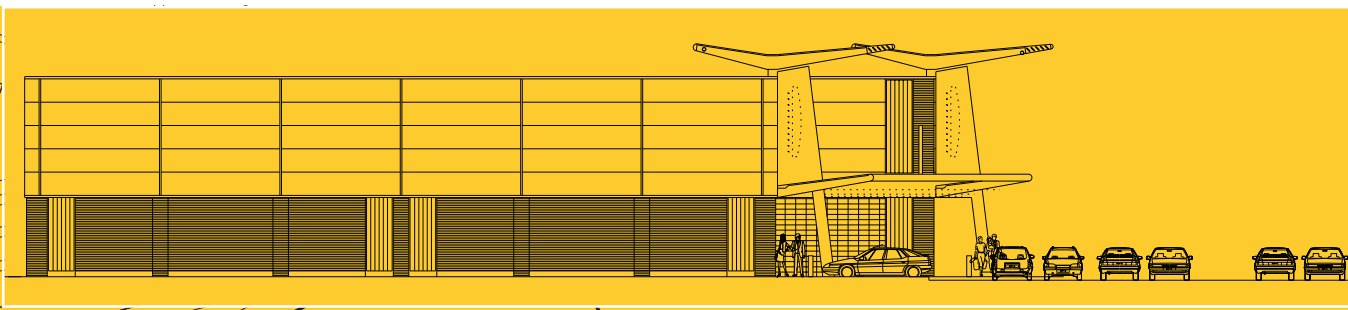
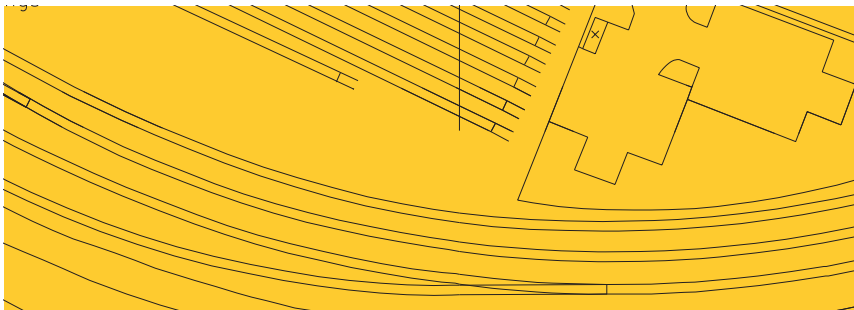
# Workshop Retail Park

Sandy Lane, Workshop



A new 24,500 sq ft  
retail development

Completion end of 2008



## Accommodation

The new development will provide for approximately 24,500 sq ft of retail warehouse accommodation, capable of accommodating a mezzanine floor.

The scheme will benefit from excellent access and visibility to Sandy Lane and the adjoining road network.

Configuration of the Scheme is flexible with sub-division possible to create 4 units, with unit available from 3,500 sq ft. The site provides approximately 108 car parking spaces which provides for a ratio of 1:227 sq ft.



View from Wickes

# Worksop Retail Park

Sandy Lane, Worksop

# Planning Consent

The Scheme benefits from a wide bulky goods planning consent with the following range of goods permitted to be sold:

- DIY and / or garden goods;
- Furniture, furnishings and textiles
- Carpets and Floor covering;
- Camping, boating and caravanning goods;
- Motor vehicle and cycle goods;
- Electrical goods including computers;
- Pets and Pet supplies;

Other bulky goods may also be sold with the prior written consent of the local planning authority



Unit A 7,500 sq ft

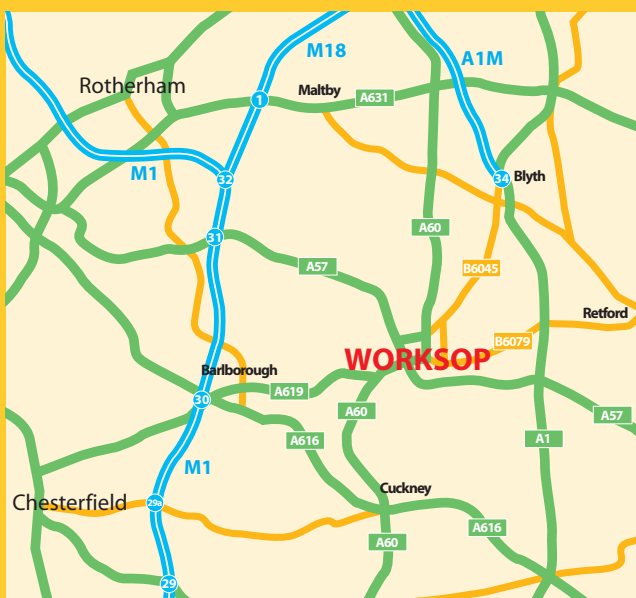
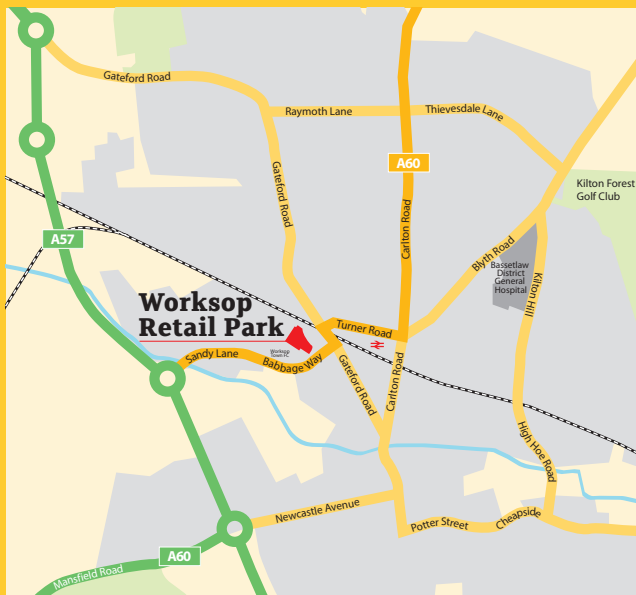
Unit B 7,000 sq ft

Unit C 10,000 sq ft

## Flexible Design

Units can be amalgamated and let in a variety of sizes, or let as one unit of 24,500. There is no unit size restriction within the planning consent. All units can accommodate a mezzanine.





## Location

- Worksop is situated in the county of Nottinghamshire.
- The town benefits from excellent communication links with junctions 30 & 31 of the M1 motorway lying approximately 8 miles to the west.
- The A57 runs along the western and southern boundary of the town which provides a direct link between the M1 and A1 to the east.



## Situation

- Worksop Retail Park is situated on Sandy Lane (A60) to the north of Worksop town centre.
- Sandy Lane is one of the major trunk roads into Worksop and benefits from direct access to the A57.
- The Retail Park is strategically positioned immediately adjacent to the existing retail warehousing scheme, Sandy Lane Retail Park.
- Sandy Lane Retail Park is anchored by B & Q with additional occupiers being Currys, Carpetright and Comet. There is also a stand alone Wickes unit immediately opposite.
- Sandy Lane provides a dominant pitch for the existing Retail Warehouse stock in Worksop.

## Demographic

- Worksop is located within Bassetlaw district which has a resident population of 110,300 people. Worksop demonstrates a strong socio-economic data in particular the percentage of household owner occupation is above the GB average together with better than average car ownership figures.

## Further Information



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