

TO LET

- ✓ Prominent position on a busy station
- ✓ Parking spaces available
- ✓ New lease available
- ✓ Annual station footfall of 463,087 (pre-COVID)
- ✓ Suitable for office/service retail uses

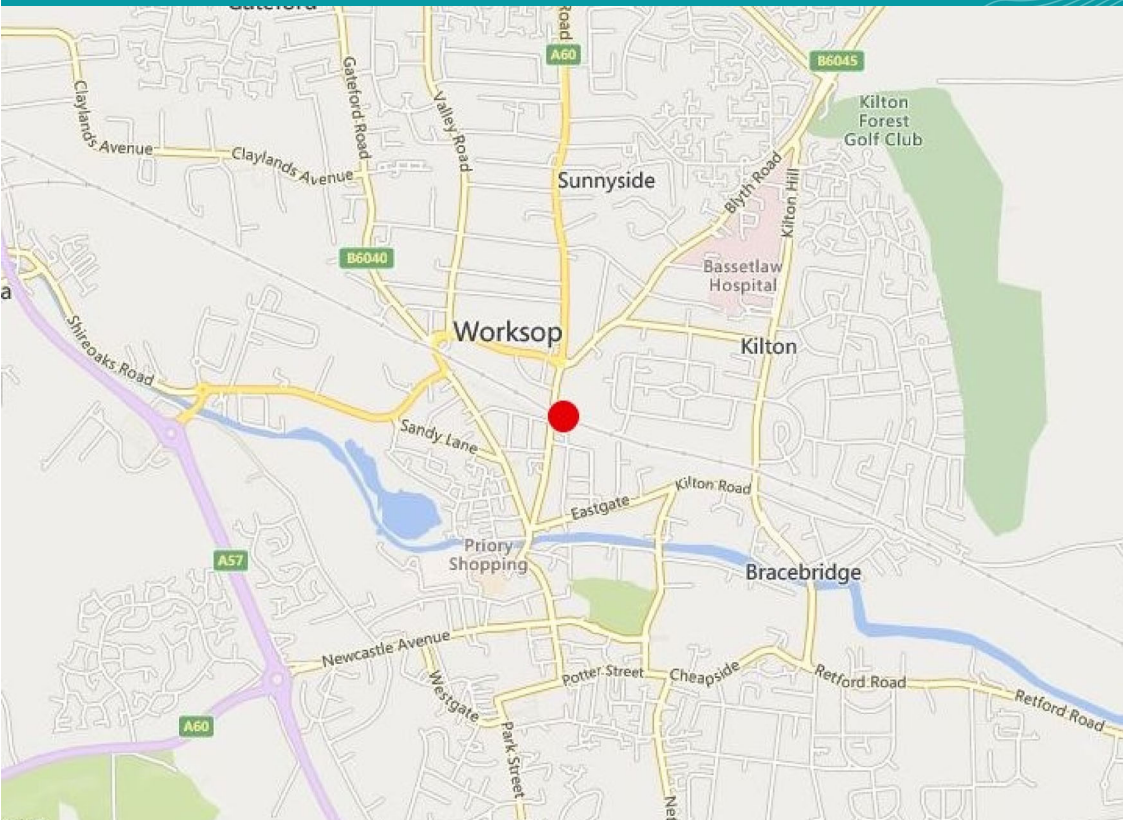


Worksop Railway Station, Unit E, Worksop S81 7AG

Commercial Premises

332 Sq Ft
(31 Sq M)

Workshop Railway Station, Unit E, Workshop S81 7AG



DESCRIPTION

On behalf of Northern, an opportunity is available within the station buildings. The space was previously used as a taxi office.

Northern are inviting a business proposal for an office/service retail or other business use.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	332	31

EPC

E - 120

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

The premises occupy a prominent position fronting the station platform and car park. The station is close to the centre of Workshop and is located just off the busy Carlton Road.

The station has an annual footfall figure in excess of 463,087 pre-COVID.

TERMS

Prospect tenants are asked to submit rental offers exclusive of rates and other outgoings. Please note that all payments are subject to VAT.

RENT

The service charge will be the equivalent of 7.5% of the annual rent. The insurance charge will be the equivalent of 2.5% of the annual rent.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

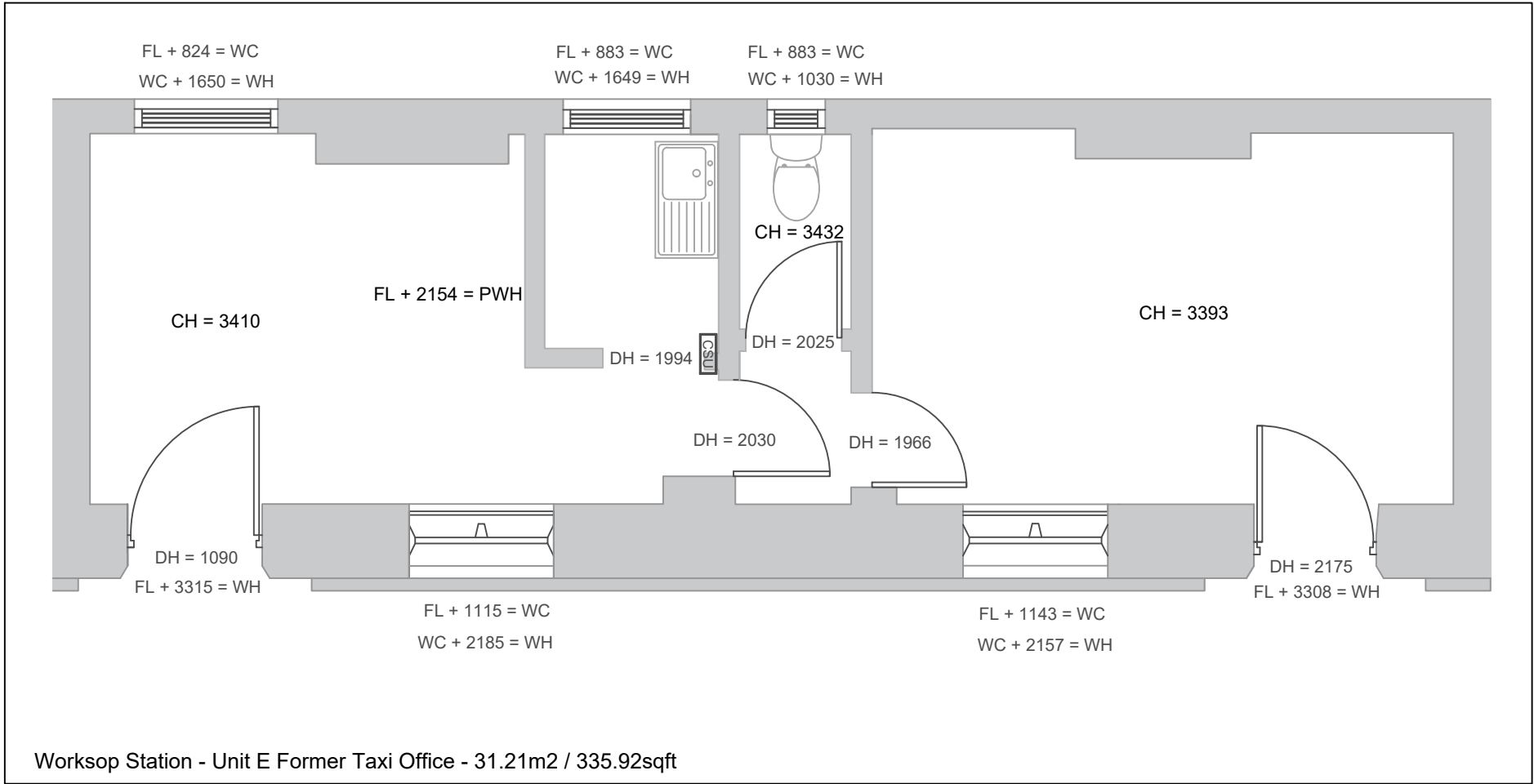
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Hampton**

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Workshop Station - Unit E Former Taxi Office - 31.21m2 / 335.92sqft

Key

FL	Floor Level
CH	Ceiling Height
WC	Window Cill
WH	Window Head
DH	Door Height
PWH	Partition Wall Height
	Toilet
	Kitchen Sink
	Consumer Unit

REVISIONS			DATE
FEASIBILITY STUDY	FS	☐ TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐ CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐ AS BUILT	AB ☐

Lambert
Smith
Hampton

Project & Building Consultancy
Newcastle

PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Workshop Station - Unit E Former Taxi Office		
DRAWN BY	CHECKED BY	DATE
CW	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_012		1:50 @ A3

Reference Scale 1:100

