

TO LET

- ✓ New lease available
- ✓ Annual passenger footfall of 446,757
- ✓ Utility connections available
- ✓ Prominent position on station platform

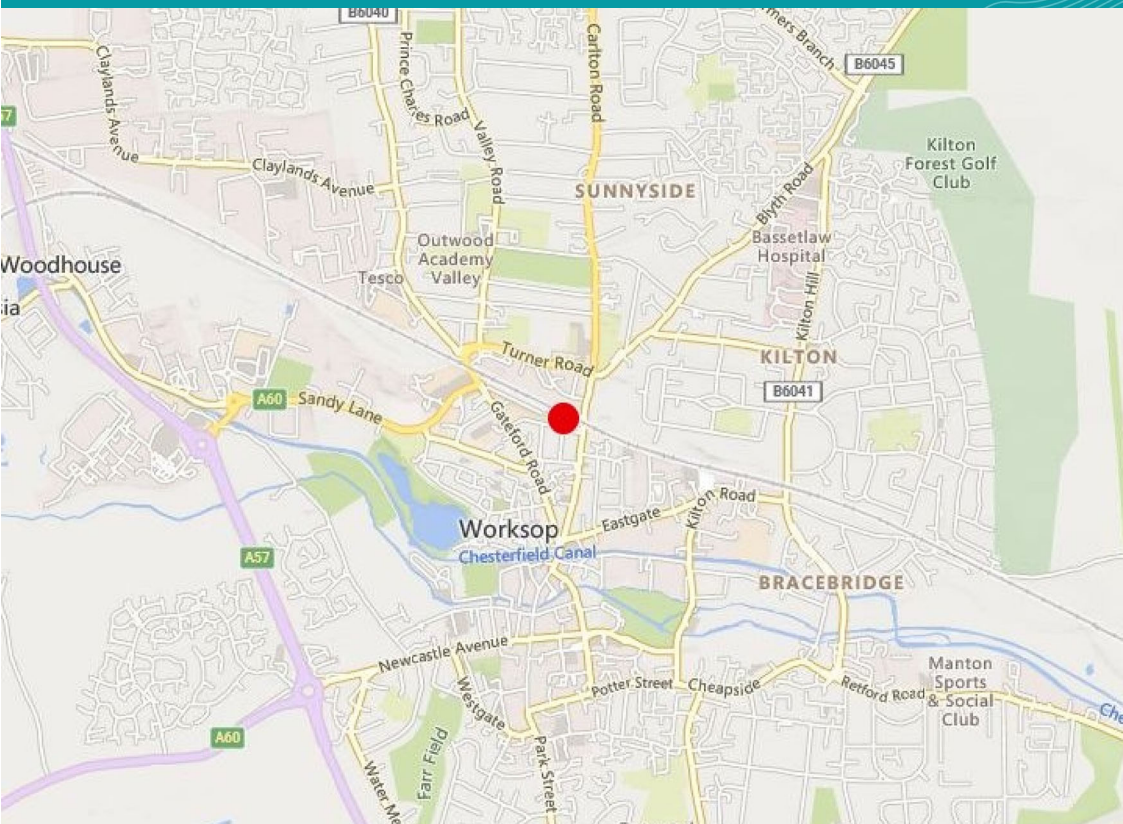


Worksop Station, Carlton Road, Worksop S81 7AG

Office Opportunity

344 Sq Ft
(32 Sq M)

Workop Station, Carlton Road, Workop S81 7AG



DESCRIPTION

On behalf of Northern, an opportunity is available within the station buildings.

The premises form part of the station buildings and can be accessed from the station car park and the Lincoln/Nottingham platform. The space until recently was used by a community group.

Northern are looking for the space to be used as an office or similar alternative uses.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available	344	32
Total	344	32

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 Lincoln/Nottingham platform. The station is close to the centre of Workop and is located just off the busy Carlton Road.

There are hourly services to Sheffield/Leeds & Lincoln.

The station has an annual footfall of 446,757.

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord &

RENT

The Landlord is inviting interested parties to put forwards a rental offer based on a business proposal.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

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

VIEWING & FURTHER INFORMATION

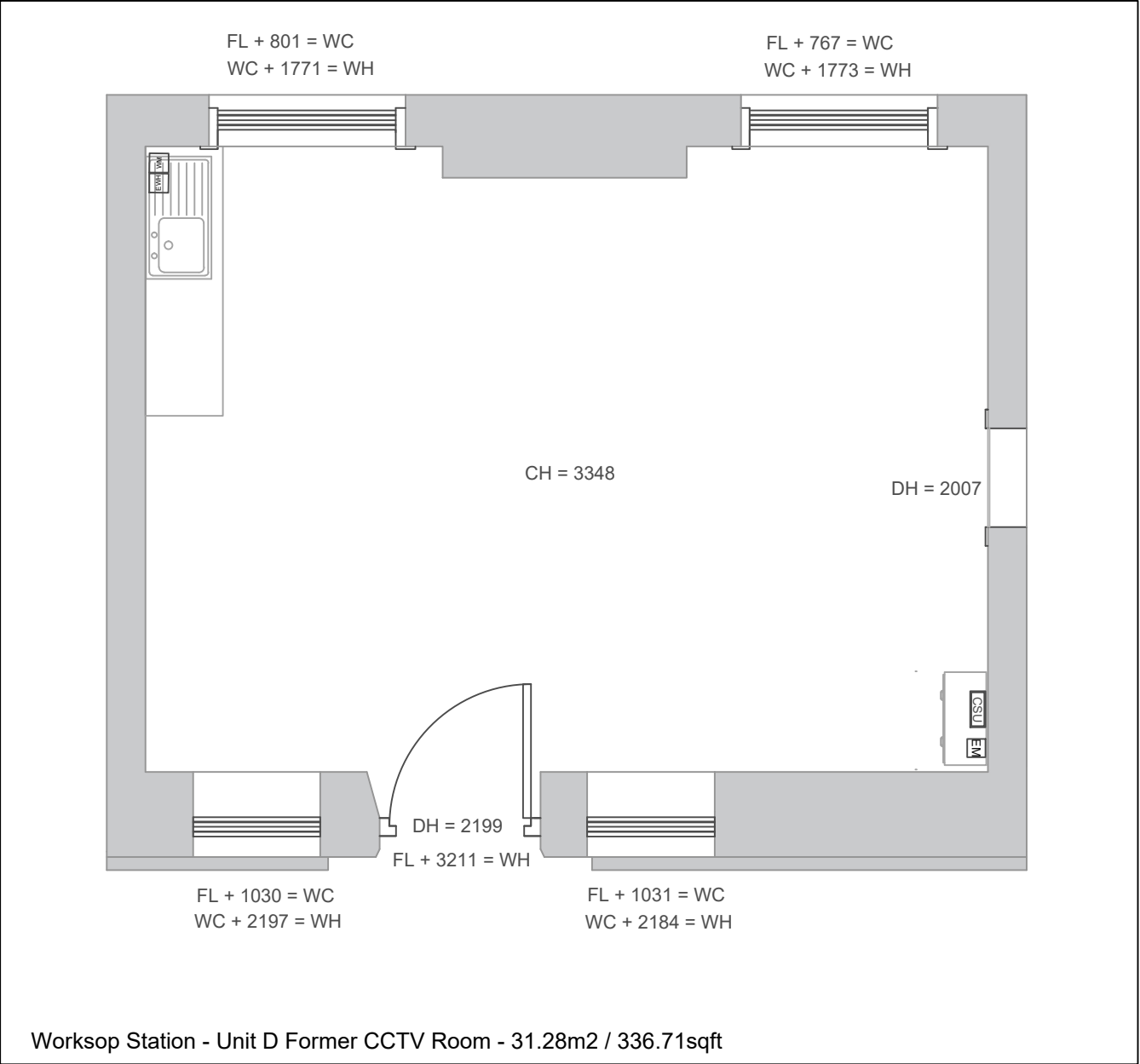
Viewing strictly by prior appointment:



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Key

FL

Floor Level

CH

Ceiling Height

WC

Window Cill

WH

Window Head

DH

Door Height



Storage Unit



Kitchen Sink



Electric Water Heater



Water Meter



Consumer Unit



Electricity Meter

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

Lambert
Smith
Hampton

Project & Building Consultancy
Newcastle

PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Workshop Station - Unit D Former CCTV Room		
DRAWN BY	CHECKED BY	DATE
CW	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_011		1:50 @ A3

Reference Scale1:100

