

SMC
Brownill
Vickers

To Let



Good quality refurbished office suites located in
Worksop town centre

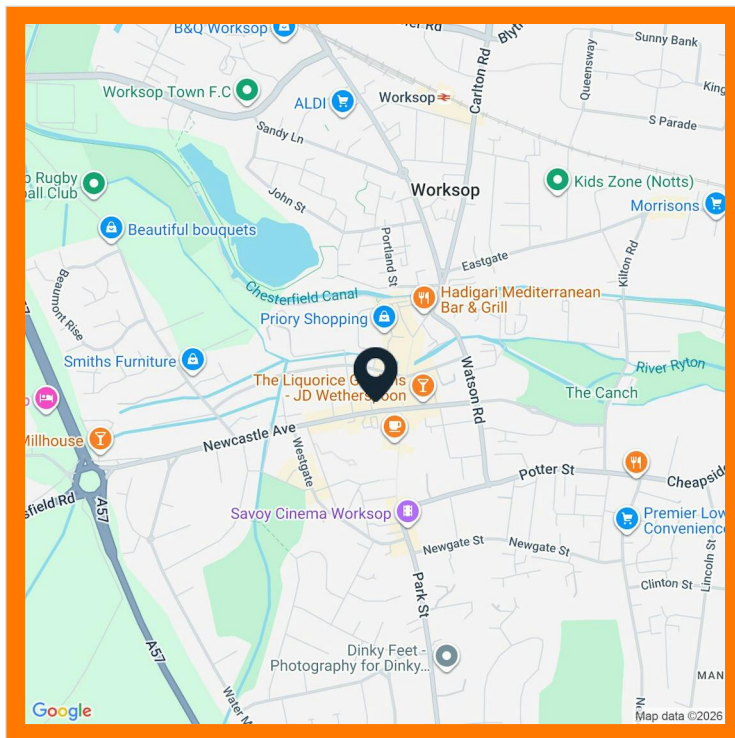
£258 – £1,260 per month

Office Suites at Crown House, Newcastle Avenue,
Worksop, S80 1ET

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Variety of good quality offices suites available at first floor level
- Located in Worksop town centre, within the main retailing centre
- Versatile space which could accommodate small, medium or large business use
- 24/7 access
- Available on flexible terms (min 12 month agreement) from £258pcm plus VAT



Description

Crown House has recently been refurbished as a modern business centre. The available accommodation includes a range of office suites at first floor level. Each office suite is specified to a high modern standard, including good natural light, central heating, suspended ceilings, and carpeting.

There are WC facilities and staff facilities to the first floor. There is stairs and lift access to the first floor.

Location

Crown House is located on Newcastle Avenue in the heart of Worksop town centre. The location is ideal for convenient access to the main shopping area and amenities to Bridge Place.

The property benefits from good road links, with access to the A57 and A1(M), as well as Worksop railway station offering regular services to Sheffield, Lincoln and Nottingham.

Accommodation

The accommodation comprises of the following (rent includes service charge & building insurance - plus additional monthly utility levy charged):

Name	sq ft	sq m	Rent	Availability
1st - Suite 1	840	78.04	£1,260 /month plus VAT	Available
1st - Suite 2	352	32.70	£557 /month plus VAT	Available
1st - Suite 3	240	22.30	£380 /month plus VAT	Under Offer
1st - Suite 4	163	15.14	£258 /month plus VAT	Under Offer
1st - Suite 5	340	31.59	£538 /month plus VAT	Available
1st - Suite 6	247	22.95	£391 /month plus VAT	Available
1st - Suite 7	405	37.63	£641 /month plus VAT	Available
Total	2,587	240.35		

Features

- Newly refurbished business centre suites
- All inclusive packages, including internet
- Ideal for start-ups / growing businesses
- Excellent

connectivity

- Quick sign up process

Business Rates

The offices are individually assessed for business rates. We anticipate small business rates should apply. Interested parties are advised to contact the local rates office on 01909 533 460, or via <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable.

Travel / Commute

Bridge Place (main retailing area): 2 minutes (walking)
 Worksop train station: 12 minutes (walking)
 Sheffield: 35 minutes (road)
 Nottingham: 50 minutes (road)
 Retford: 18 minutes (road)

Parking

Short term parking options

Newcastle Avenue Parking — immediately adjacent to the property, making it the most convenient for visitors and short visits.

Queen Street Central — 250m to the east.

Public Car Park (Newcastle Ave) — around 350m west, with approximately 90 spaces, open 24 hours.

Long term parking options

Central Avenue Visitor Car Park — ~250m away

JustPark — Central Avenue — Open 24 hours

Connectivity

Broadband speeds with Fibre broadband/wifi; tbc details.

Energy Performance Certificate

C (63)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com



