



**Lambert
Smith
Hampton**

0115 950 1414
www.lsh.co.uk

To Let

Industrial and Logistics

Workshop and Office Accommodation

Flexspace Dinnington, Nobel Way, Monksbridge Road, Dinnington, S25 3QB



- 34.4 - 116.1 Sq M (370 - 1,250 Sq Ft)
- Within close proximity to junction 31 of M1
- Flexible lease terms available
- Mixture of workshop and office accommodation available

Lambert Smith Hampton

First Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5FS T +44 (0)115 950 1414

Flexspace Dinnington, Nobel Way, Monksbridge Road, Dinnington, S25 3QB

Location



The Estate is located on Nobel Way which is situated just off Todwick Road (B6463) west of Dinnington town centre. Todwick Road is the main arterial route heading west to Junction 31 of the M1.

Description

Flexspace Dinnington provides a range of furnished offices and workshops that are all available on flexible lease terms.

The offices available are of brickwork construction and each contain their own individual services with lighting, heating and carpeting. Full telecoms systems and IT is provided as well as free car parking and CCTV security.

The workshops on the estate which are of steel portal frame construction surmounted by aluminium cladding each contain powered roller shutter doors, 3 phase electricity, lighting and WC facilities.

Accommodation

Below is a breakdown of the size ranges available for each type of property

Property type	Sq Ft	Sq M
Offices	350 - 750	32 - 80
Workshops	575 - 1,250	53 - 116

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Dependent on which specific property the agent will be able to provide details upon request

Terms

Flexible lease terms are available.

Rent

Rent upon application

EPC

Dependent on which specific unit the agent will be able to provide details upon request

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ben Silcock

Lambert Smith Hampton

0115 838 7706

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