

Industrial + Industrial + Industrial + Industrial +

SECURE FENCED COMPOUND TO LET



NORTHERN ROAD, NEWARK NG24 2ET

- Secure fenced compound in established industrial estate location
- Excellent access to A1/A47/A17 & train station
- 0.421 acres (1705 m²) approx. with palisade fencing, kerbed road planings surface and floodlighting.
- To Let £15,000 p.a.



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www.woodmoore.co.uk

LOCATION

The compound is situated on the towns established and popular Northern Road Industrial Estate between Northern Road and the main East Coast railway line. The site is conveniently located less than a mile from the junction of the A1, A46 & A17 and is close to Northgate train station.

Newark-on-Trent is an attractive and thriving market town with a resident population in the order of 36,000 serving a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are both within approximately 45 minutes' drive.

DESCRIPTION

The property comprises a secure compound surfaced with compacted road planings and enclosed by palisade fencing. The site has the benefit of floodlighting and is discretely situated behind the units fronting Northern Road and the main East Coast railway line. Access is over the adjacent NCP car park (NB this has a 2.1m height restriction). The site, which extends to approx. 0.421 acres (0,17 hectares) and measures approximately 55 m x 31 m. is shown, for identification purposes only on the attached plan.

N.B. All measurements taken from OS digital mapping and subject to on-site verification.

SERVICES

The site is served with mains electricity from the adjacent NCP car park. The cost of electricity used will be re-charged according to use.

TENURE & RENT

The premises are held on a 10-year lease from 04.01.18 subject to a tenant's option to break on 01.04.23 at a rent of £15,000 p.a. and is available To Let by way of either an assignment or sub-lease.

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

COSTS

Each party to be responsible for their legal and other costs incurred in respect of this transaction.

VIEWING

For further details relating to these premises or to arrange a viewing please contact the joint agents:

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Wood Moore & Co Ltd
Navigation House
48 Millgate
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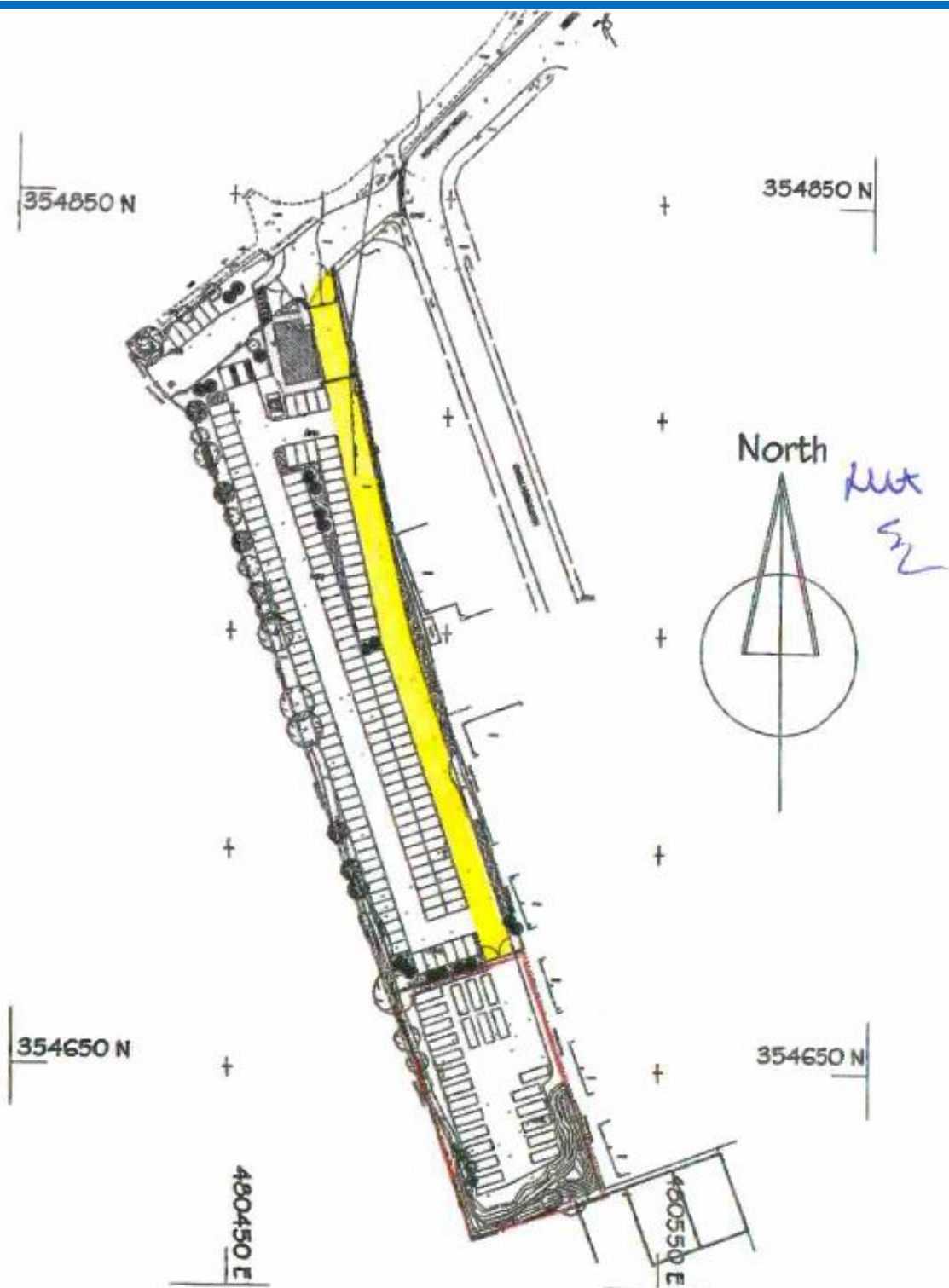
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General view of compound

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COMPOUND, NORTHERN ROAD, NEWARK NG24 2ET.



**Northern Road Newark
NG24 2EU**

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(Location plan not to scale and for identification purposes only)