

TO LET

# Secure Compound / Car Park and Refurbished Office



## Northern Road, Newark, NG24 2ET



£55,000 PA Exclusive



Area: 0.75Acres, 0.30 Ha



Transport links: A1 , A47,  
A17, Newark train stations

- Excellent access to A1/ A47 / A17 and Newark Train station
- Established trade counter / industrial location
- Fully surfaced with onsite office
- Gated, Flood lit and secure
- Reference CS1731 (1.2.22)

Contact Us:  
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## Description and location

Location Newark is a popular market town within a population of approximately 35,000 people. Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield approximately 20 miles to the west and Nottingham approximately 21 miles to the south west. Northern Road lies to the east of the town centre and benefits from access to the A1 trunk road and the dualled A46 to Leicester and the M1. The property is located very close to Newark North Gate railway station, which offers a direct line to London Kings Cross with an average journey time of 1 hour and 30 minutes

The property is accessed off Northern Road close to its junction with Lincoln Bridge Road to the north east of the town centre within an established trade counter / industrial location running the length of Northern Road and forming part of the wider Brunel Industrial Estate. Nearby occupiers include Halfords Auto Centre, Turnbull Newark Building & Plumbing Supplies, Toolfast, Allwood Automotive, SMC Motorhomes Newark and Falcon Motors, to name but a few. Within close proximity is Northgate Retail Park and Malt Park which includes occupiers Homebase, Mole Country Stores, Pets at Home, Peacocks, Next and TK Maxx.

The property comprises a fully surfaced self-contained secure compound with gated access directly off Northern Road, benefiting from an onsite office building, having been fully refurbished and extending to approximately 1,200 sq ft, 111sqm.

## Site / Accommodation

Consists briefly of the following:-

Site	0.75 Acres	0.30 Hectares
Office	1,200 sq ft.	111 sqm.

(all areas quoted are for guidance only)

## Services

All main services are understood to be available for connection. Interested parties should however make their own enquiries as to availability, capacity and suitability of services for their intended purpose.

## VAT

VAT will be applicable

## Tenure

The property is available on flexible lease terms at a rental of £55,000 per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs involved in the transaction

## Viewing

For further details relating to this property or to arrange a viewing please contact:

Garry Wood MRICS

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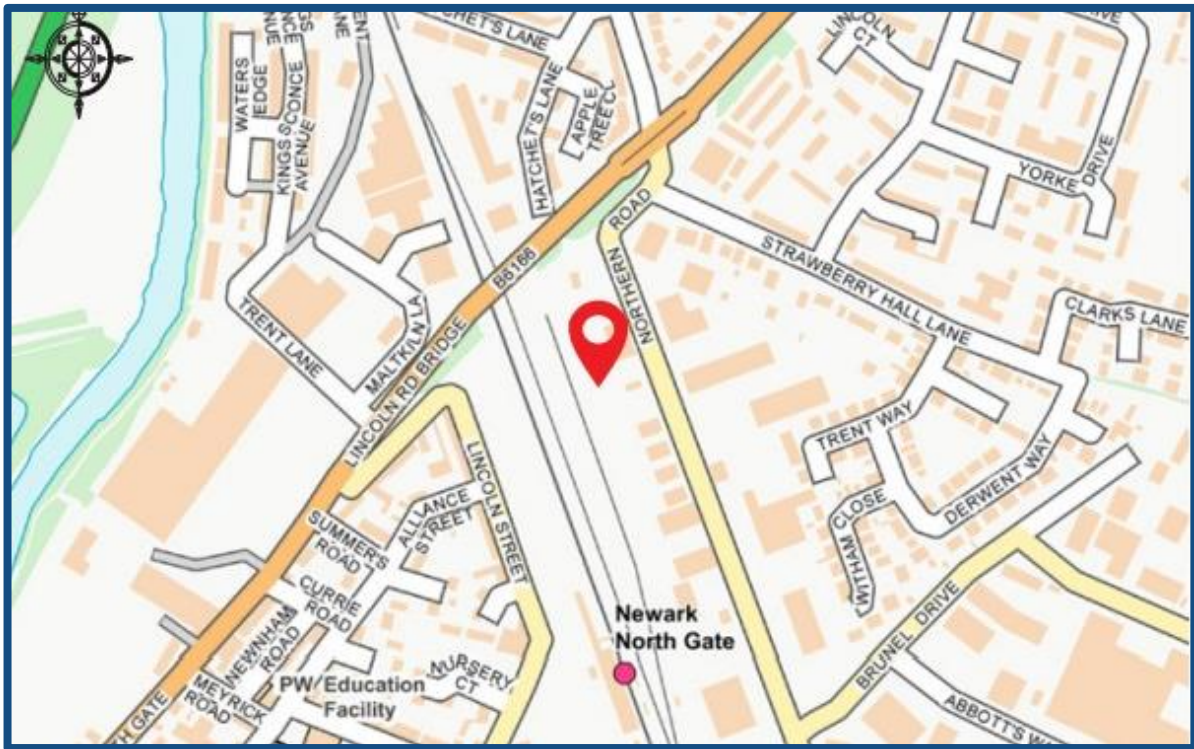
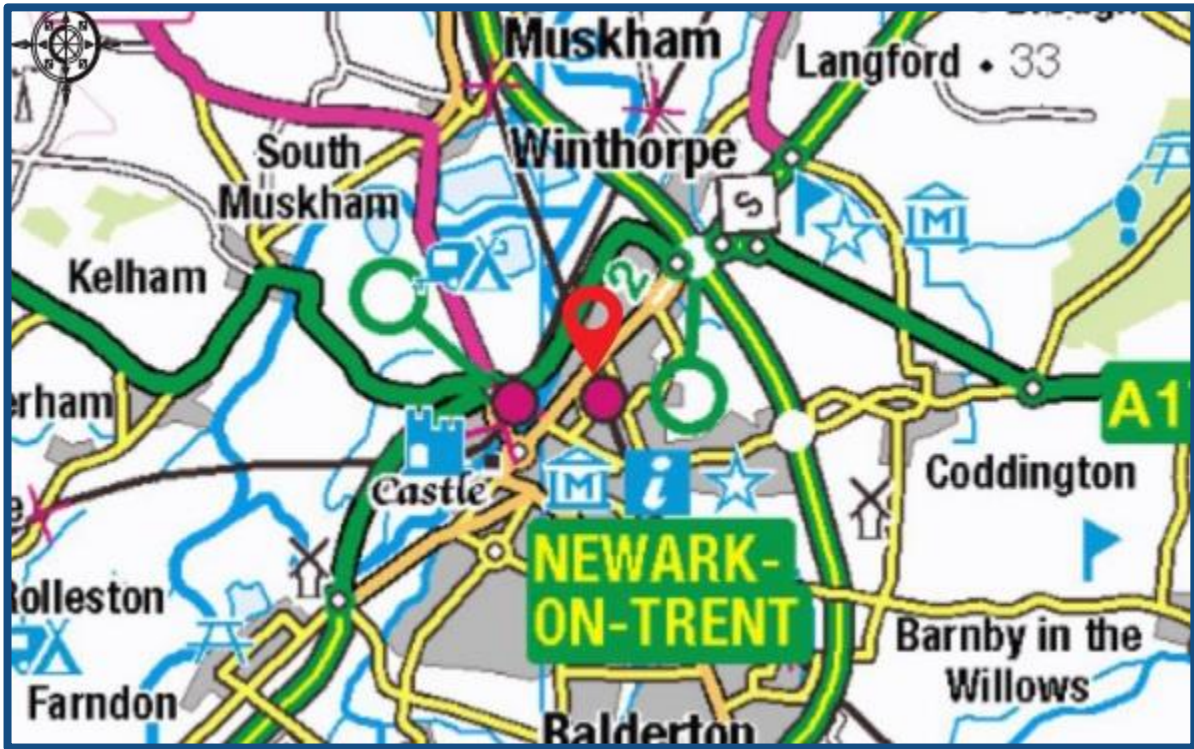
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