



WARWICK HOUSE, LONG BENNINGTON BUSINESS PARK, NEWARK NG23 5JR

- Recently refurbished high specification modern premises on established business Park immediately adjacent the A1
- 2,522 ft² (234.3 m²) incorporating stores/workshop - 316 ft² (29.4 m²)
- Secure site with attractive landscaped areas & designated parking
- Excellent prominent location mid-way between Newark & Grantham
- Easy access to A17 & A46 at Newark (5 miles) and A52 at Grantham (6 miles)
- TO LET on new lease at £25,000 p.a.

LOCATION

The premises are situated on Long Bennington Business Park, immediately adjacent to and visible from the A1 trunk road mid-way between Newark & Grantham. The larger centres of Nottingham & Lincoln are approx. 30 & 23 miles away respectively both of which are easily accessed via the A1/A46 dual carriageways. Both Newark and Grantham offer regular high-speed rail links to London Kings Cross (approx. 70 minutes from Newark Northgate).

Further information including floor plans & elevations are available on request or can be downloaded from our website.

Accommodation

Description	ft ²	m ²
GROUND FLOOR		
ENTRANCE LOBBY & WC'S	-	-
OFFICE Incorporating kitchenette & shower room	2,206	204.9
STORES With external roller shutter door	316	29.4
TOTAL NIA	2,522	234.3

Externally there is designated parking to the front of the premises with vehicular access to the side leading to the roller shutter door to the stores.

SERVICES

Mains 3-phase electricity and water connected. Heating/Air-conditioning is via combined ceiling & wall mounted cassettes. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

SERVICE CHARGE

A modest service charge is payable in respect of the common areas and site security (further details available on request)

BUSINESS RATES

The property has a Rateable Value of £14,000. All enquiries regarding business rates should be made to South Kesteven District Council on 01476 406080

TENURE & RENT

The Unit is available TO LET on a new Full Repairing & Insuring leases for a term to be agreed at a rent of £25,000 p.a.

COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs incurred in the creation of the new lease.

VAT

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

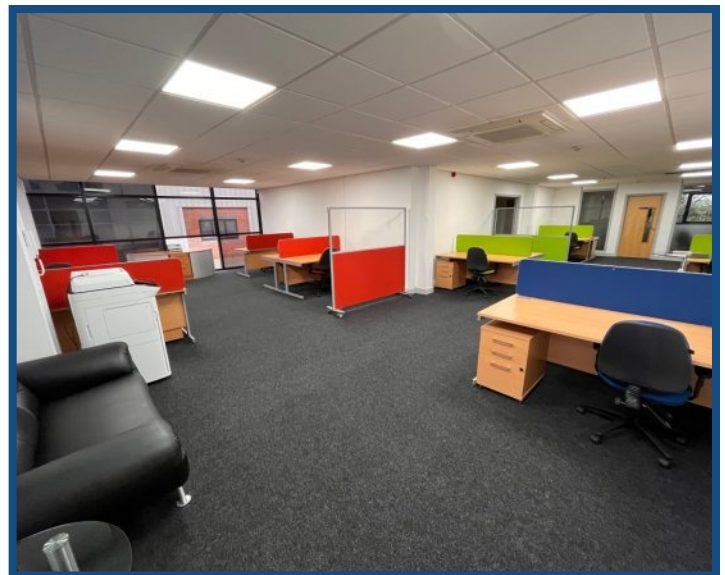
VIEWING

For further information or to arrange a viewing, please contact:

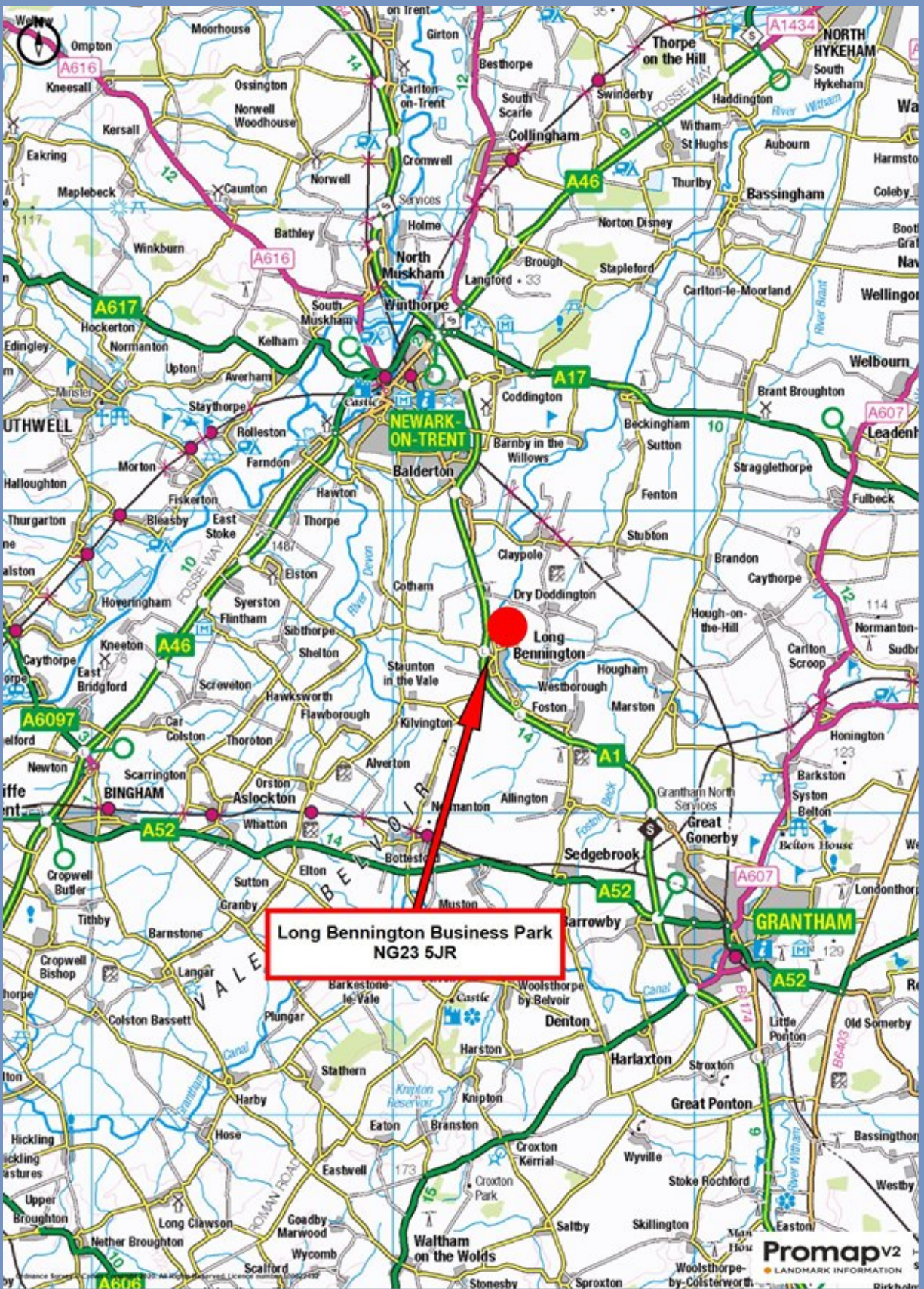
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



Internal View of Main Office Area



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