



**INCENTIVES
AVAILABLE**

TO LET - Edgefield House, Vicarage Lane, North Muskham, Newark NG23 6ES

- **High quality office accommodation in former vicarage set in attractive grounds and within a semi-rural setting.**
- **Various offices available from 16.56 m² (178 ft²) to 42.55 m² (458ft²)**
- **Competitive all-inclusive terms with rates free occupation (subject to status)**
- **Adjacent to the A1 and close to the A17 and A46 Trunk Roads**
- **TO LET (incentives available)**

LOCATION

Edgefield House is situated off Vicarage Road, approximately half a mile from the centre of the village of North Muskham & adjacent to the A1. North Muskham is located approximately 4 miles north of the market town of Newark where the A1 meets the A46, & A17 trunk roads.

Newark is an attractive and thriving market town with a resident population in the order of 37,000 serving a district population of approximately 100,000. The town is well served with excellent 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 approximately 30 minutes by road.

DESCRIPTION

A Grade II Listed, former vicarage which is now used as quality office accommodation. The property has oil fired central heating, part air-conditioned, intruder alarms and ample on-site parking. The current availability comprises:

Accommodation

Description	ft ²	m ²	£pa
Ground Floor Office 2	284	26.40	£4,500
First Floor Office 6 & 7	458	42.55	£7,200
Second Floor Office 11	178	16.56	£2,350
Second Floor Office 13	190	17.64	£2,350

SERVICES

All main services are connected to the property, oil fired central heating to radiators, with some offices having air conditioning.

TENURE

The premises are available 'To Let' on a simple short-form agreements, terms to be negotiated. Inclusive of service charge providing heating, electricity, water, buildings insurance and maintenance.

*Incentives available, subject to status

BUSINESS RATES

All the offices have Rateable Values allowing for 100% Small Business Rate Relief (subject to status). All enquiries regarding Business Rates should be made directly to Newark & Sherwood District Council's Business Rates Department: (01636) 650000

VAT

All figures quoted are exclusive of VAT which may be payable at the prevailing rate.

COSTS

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating the lease.

EPC

A copy of the certificate is available upon request.

VIEWING

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

Wood Moore & Co Ltd

Navigation House

48 Millgate

Newark. NG24 4TS

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Our Ref: CS1663

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