



# WOOD MOORE & CO.



## TO LET - BRUNEL DRIVE, NEWARK NG24 2EQ

- **Prominent industrial unit with return frontage & good sized yard providing excellent, parking, delivery and storage facilities**
- **12,051 ft<sup>2</sup> (1,120.0 m<sup>2</sup>) on a site of 0.88 acres (0.36 ha)**
- **Newly installed palisade security fencing with 2 large gates**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **Incentives available subject to status and lease terms**

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## LOCATION

The property is prominently situated at the heart of the town's established and popular Brunel Drive Industrial Estate just off the A1/A46/A17 road junctions providing excellent access locally, regionally & nationally.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding centres of Nottingham and Lincoln are both within 45 minutes drive.

## DESCRIPTION

A detached, portal framed industrial unit with good sized office/ancillary content with secure yard and ample parking. The property was previously used as a gym and has been subject to a recent re-configuration to provide clear open plan workshop/warehouse space. The Landlord may be willing undertake further improvements by negotiation or offer incentives (subject to status & lease terms). The accommodation

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
Workshop/Warehouse	9,628	894.8
Mezzanine	422	39.2
Offices/Ancillary	2,001	186.0
<b>TOTAL (GIA)</b>	<b>12,051</b>	<b>1,120.0</b>

### Externally

There is hard surfaced yard and parking area. The property shown on the attached plan.

## SERVICES

All mains services are available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

## ENERGY PERFORMANCE

The property is to undergo alterations on vacation by the outgoing tenant, on completion of which a new EPC will be commissioned.

## BUSINESS RATES

The property is currently subject to several split assessments which will be merged on vacation by the outgoing tenant. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

## TENURE

The property is available To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £65,000 p.a. plus VAT

## COSTS

The incoming tenant to be responsible for the landlords reasonable legal costs incurred in the creation of a new lease.

## VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact:

Garry Wood MRICS

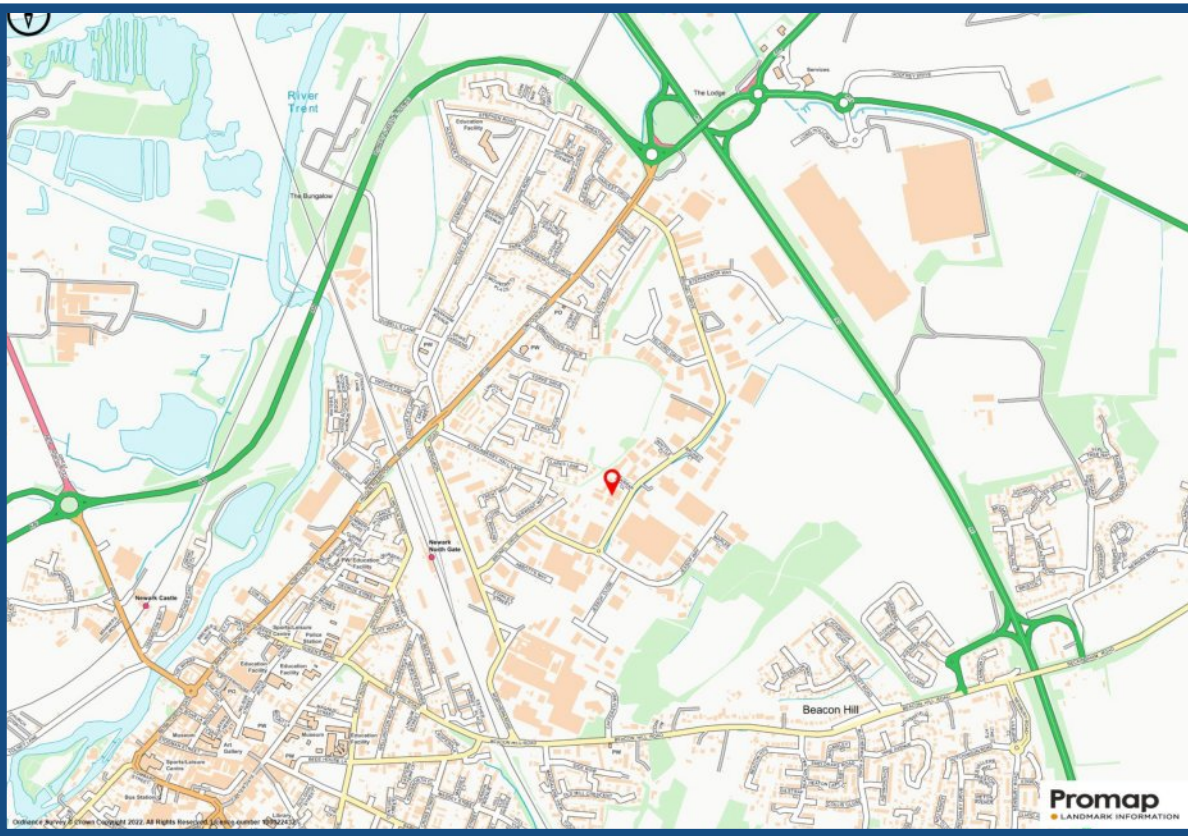
E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915



Internal View of Property

**Our Ref: CS1756.GAW**



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