



# WOOD MOORE & CO.



## Navigation House Business Centre, Millgate, Newark NG24 4TS

- **Character Office accommodation in attractive conservation area with views over the waterfront and castle.**
- **Serviced office accommodation, various sizes available from 144ft<sup>2</sup> (13m<sup>2</sup>) to 696 ft<sup>2</sup> (64m<sup>2</sup>) with meeting room and reception area.**
- **On site car parking, (subject to availability)**
- **TO LET - competitive inclusive rents available.**
- **Reference CS986**
- **No Business Rates (subject to status)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
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## LOCATION

Within walking distance to the town centre, Navigation House is located in Navigation Yard and forms part of the attractive Millgate Conservation Area which has benefited from much redevelopment in recent years and now consists of a pleasant mix of business, residential and leisure uses.

## DESCRIPTION

Newark is an historic and thriving market town with a resident population in the order of 37,000 and a district population of around 115,000. The town is served with excellent communication links being situated at the A1, A46 & A17 trunk roads and with rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham which are approximately 15 & 19 miles away respectively.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>	£ pcm excl VAT
FF Office 3	144	13	£188
FF Office 4	398	37	£396
SF Office 5	301	28	£329
FF Office 7	527	49	£459
FF Office 9	364	34	£330
TF Office 14	696	65	£520
<b>TOTAL (GIA)</b>	<b>2032</b>	<b>189</b>	

Rents quoted are inclusive of building insurance, electricity, heating and service charges for maintenance of the common areas.

## EXTERNALLY

Parking: There is a shared car park accessed directly off Millgate. The spaces in the car park are subject to availability on a daily basis.

## SERVICES

Rent is inclusive of services (except business rates, Telecoms and contents insurance).

## BUSINESS RATES

Potential tenants may be eligible for 100% small business rate relief – for further information, contact Newark & Sherwood District Council on 01636 650000

## TENURE

The offices are available to let individually or, where adjacent, can be combined to form larger suites. Flexible tenancy agreements - length of term by negotiation

## COSTS

For lettings for a term of up to 3 years our client would envisage using a short 'in house' form of tenancy agreement. For terms in excess of 3 years or where the tenant elects to employ a solicitor, each party will be responsible for their own legal & professional fees incurred in the creation of any new lease

## VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact our offices directly on: 01636 610906



Internal View of Property

Our Ref: CS986.GAW





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