



# WOOD MOORE & CO.



TO LET - WESLEY HOUSE, BRUNEL DRIVE, NEWARK NG24 2EG

- **Prominent light industrial unit with high quality office content**
- **Secure yard, compound to rear & ample parking**
- **3,825 ft<sup>2</sup> (355.3 m<sup>2</sup>) comprising workshop with ground & first floor offices**
- **Available To Let on new lease from December 2023**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**

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## LOCATION

Wesley House is situated in a prominent corner position 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 approx. 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

## DESCRIPTION

The property comprises a detached light industrial unit with modernised high quality office content and secure yard situated on a prominent corner site

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Workshop</b>	2,295	213.1
<b>Offices (GF)</b>	765	71.1
<b>Offices (FF)</b>	765	71.1
<b>TOTAL (GIA)</b>	3,825	355.3

### Externally

There is a secure palisade enclosed yard within which there is a further enclosed rear compound.

## SERVICES

All mains services included 3-phase electricity are currently connected. 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

Unit 5 has an EPC Rating of D (83). A copy of the certificate is available on request.

## BUSINESS RATES

The Unit has a Rateable Value of £18,250. All enquires regarding Rates Payable should be made to NSDC on 01636 650000

## TENURE

To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £29,000 p.a.

## COSTS

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

## VAT

All sum quoted are exclusive of, but liable to, VAT at the prevailing rate.

## VIEWING

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

Garry Wood MRICS

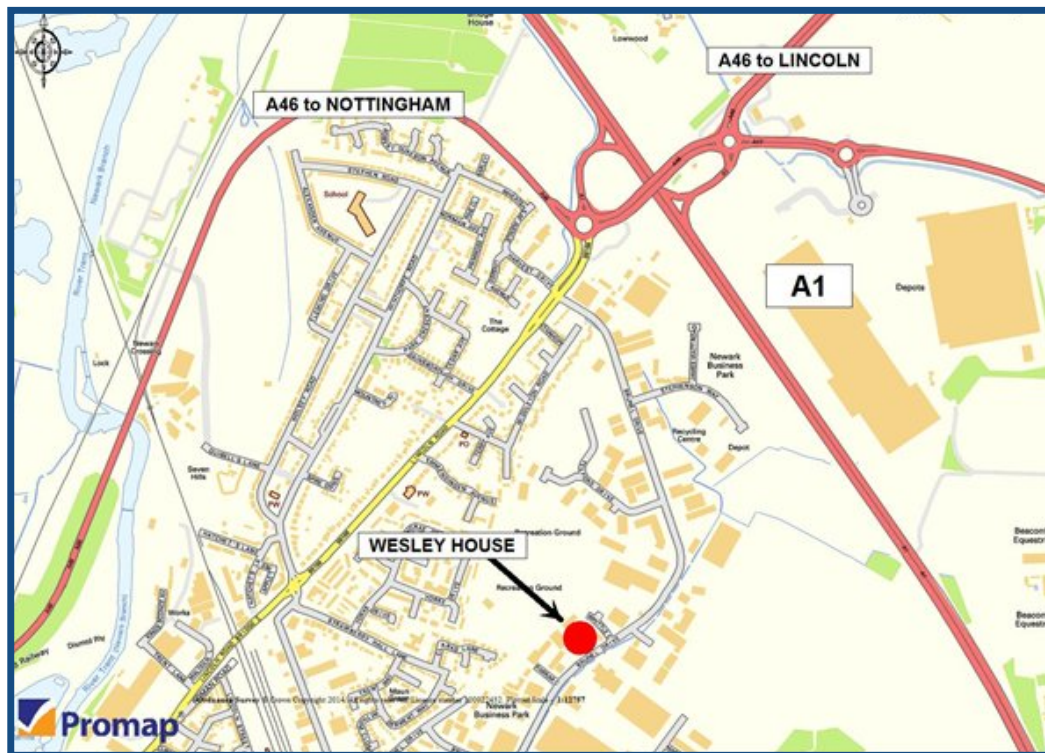
E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915



View of Offices & Parking from Whittle Close





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