



WOOD MOORE & CO.



**INCENTIVES
AVAILABLE**

UNIT 24 NEWARK BUSINESS PARK, BRUNEL DRIVE, NEWARK NG24 2EG

- High quality unit with planning for trade counter use
- 2,247 ft² (208.82 m²) with dedicated parking provision
- Prominent Position on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- Available To Let on a new lease. Incentives available Rent £3 (subject to status and lease term)

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Newark Business Park occupies a prominent corner position on Brunel Drive 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 larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

Purpose built modern light industrial business unit with provision for mezzanine area and planning permission for trade counter use. The accommodation provided comprises:

Accommodation

Description	ft ²	m ²
Workshop & Ancillary	2,247	208.82
TOTAL (GIA)	2,247	208.82

Externally

The unit has its own dedicated parking provision.

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

BUSINESS RATES

The property has a Rateable Value of £12,000. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

ENERGY PERFORMANCE

The property has an EPC Rating of D (78). A copy of the certificate is available on request.

SERVICE CHARGE

a service charge is payable in respect of common areas of the estate. Further details are available on request.

TENURE

The property is available To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £16,850 p.a. A discounted rent of £3 ft² for minimum 5 year lease term available. (subject to status).

COSTS

The incoming tenant will be responsible for the landlord's 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

M: 01636 610908





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