



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

- High quality unit with planning for trade counter use
- 2,247 ft<sup>2</sup> (208.82 m<sup>2</sup>) 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 | <u>enquiries@woodmoore.co.uk</u> | <u>www.woodmoore.co.uk</u>



# 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	ft²	m²
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 ft<sup>2</sup> 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.

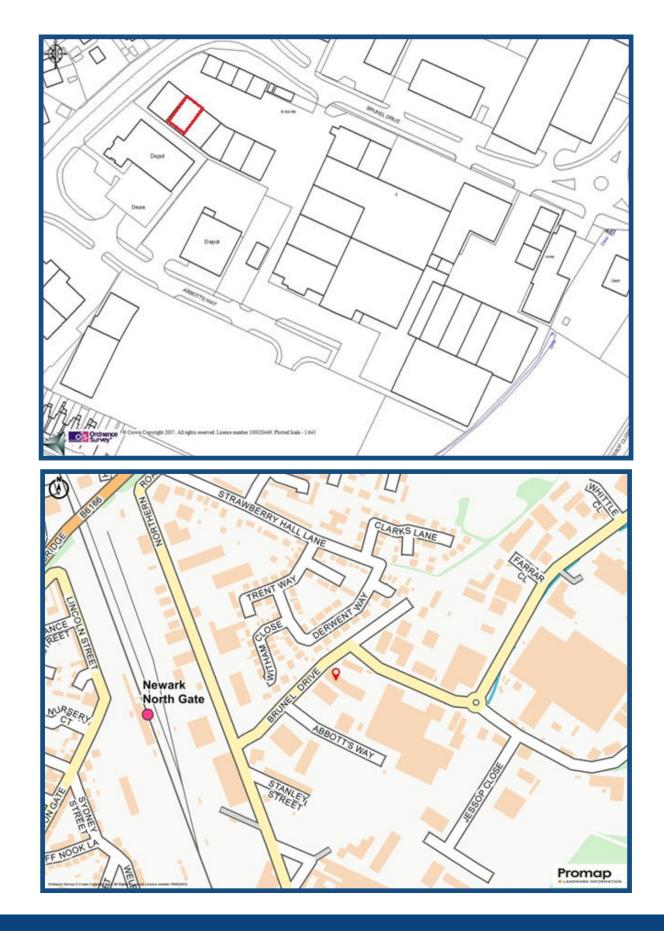
#### VIEWING

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

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