



WOOD MOORE & CO.



UNITS 12-15 JESSOP PARK, JESSOP CLOSE, NEWARK NG24 2UD

- **Brand New High quality units with provision for mezzanine content**
- **Last remaining unit (No.12) of 996 ft² (92.5 m²) with dedicated parking provision**
- **Situated on the town's main industrial estate**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **To Let £7,950 + VAT p.a. per unit.**

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

Jessop Park is conveniently located on Newark'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

Newly built high quality light industrial business units with provision of kitchenette and disabled WC facilities. Adjacent units can be combined by negotiation (subject to availability)

Description	ft ²	m ²
Unit 12	996	92.5
Unit 13 LET	994	92.4
Unit 14 LET	996	92.5
Unit 15 LET	997	92.6

Eaves: 6.18m (min) 7.33m (max). Loading Door Height 4.1m

Externally

Each unit has its own dedicated parking provision (2 spaces).

SERVICES

Mains electricity, water & drainage are connected. 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 units are yet to be assessed however the estimated Rateable Values (£4,600) will be below the threshold for 100% Small Business Rates Relief. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

ENERGY PERFORMANCE

The units are yet to be assessed however other units on the development that have already been assessed have been given an EPC Rating of A (14). A copy of the certificates will be made 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 units are available To Let on new Full Repairing & Insuring leases for a term to be agreed at an initial rent of **£7,950 + VAT p.a.**

DEPOSIT

A deposit of **£1,200** is payable in respect of each unit.

COSTS

It is anticipated that the landlord will use a simple pro-forma tenancy agreement. The incoming tenant will be responsible for a contribution of **£175 + VAT** towards the landlord's costs incurred in the creation of a new lease.

VIEWING

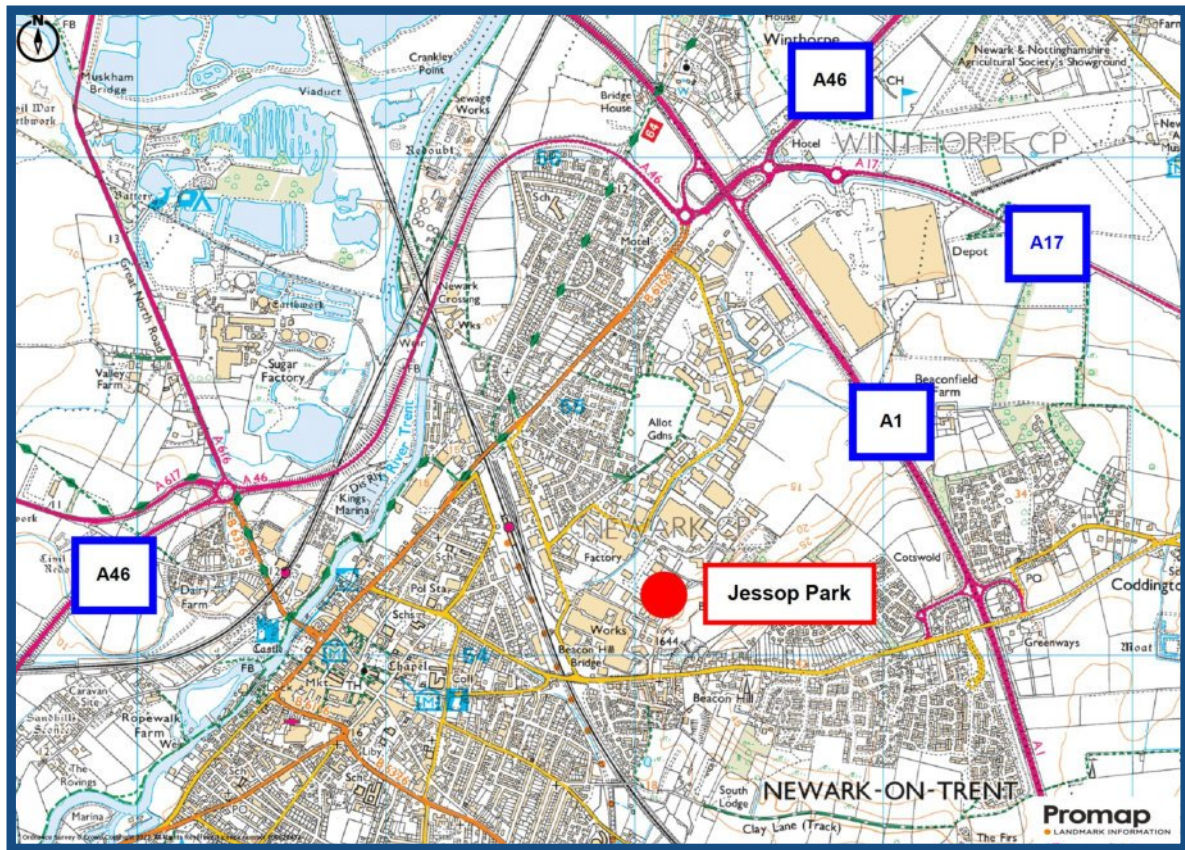
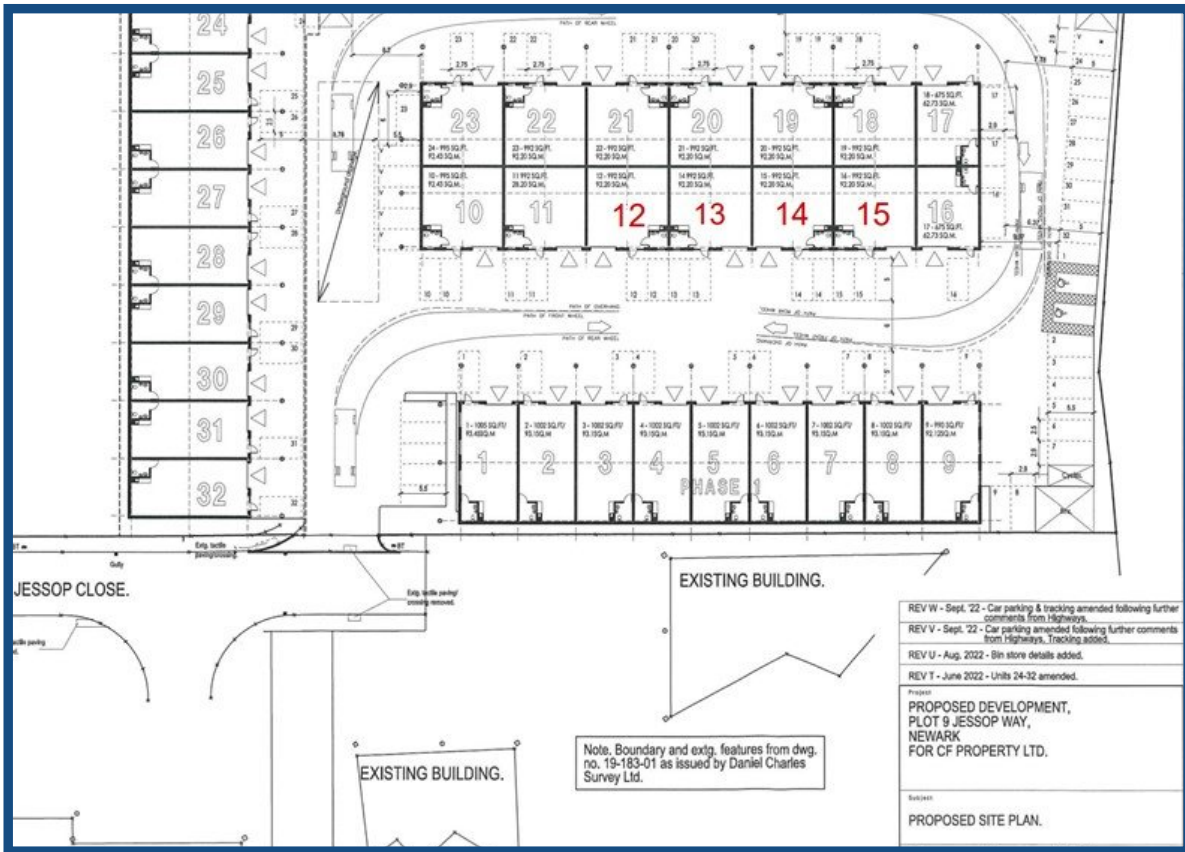
For further information including plans & drawings, or to arrange a viewing, please contact:

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