



# WOOD MOORE & CO.



NEWARK LABORATORIES, QUARRY FARM, BOWBRIDGE LANE, NEWARK NG24 3BZ

- 2 workshop buildings on a plot of 0.50 acres (mostly concrete hardstanding)
- Unit 1 - 3,773 ft<sup>2</sup> (350.6 m<sup>2</sup>) with substantial office & mezzanine content Unit 2 - 1,737 ft<sup>2</sup> (161.4 m<sup>2</sup>)
- Further development potential (subject to planning)
- Ideal investment or for owner occupier
- FOR SALE £375,000 (No VAT)

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## LOCATION

Quarry Farm is located approximately 2 miles to the south of Newark town centre with good access to the A1 at Balderton via the newly constructed Middlebeck section of the town's southern by-pass.

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

The units are accessed via a private estate road off Bowbridge Lane and comprise 2 portal framed units with substantial secure concreted yard enclosed with metal palisade fencing.

The site is shown for identification purposes only on the plan below. The accommodation provided comprises:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>UNIT 1</b>		
<b>Ground Floor</b>	2,211	205.5
<b>First Floor &amp; Mezzanine</b>	1,562	145.1
<b>UNIT 2</b>		
<b>Ground Floor</b>	1,737	161.4
<b>GIA</b>	5,510	512.0

## SERVICES

Mains 3-phase electricity and water are connected to the property. Interested parties should make their own enquiries to the relevant providers as to the availability, capacity & suitability of the services for their intended use

## BUSINESS RATES

Unit 1 has a Rateable Value of £14,250

Unit 2 has a Rateable Value of £9,600

All enquires regarding rates payable should be made to NSDC on 01636 650000.

## TENURE

The property is available For Sale Freehold with vacant possession.

## PRICE

£375,000 (VAT is not payable in respect of this property)

## COSTS

Each party to be responsible for their own legal and other costs incurred in any transaction.

## VIEWING

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

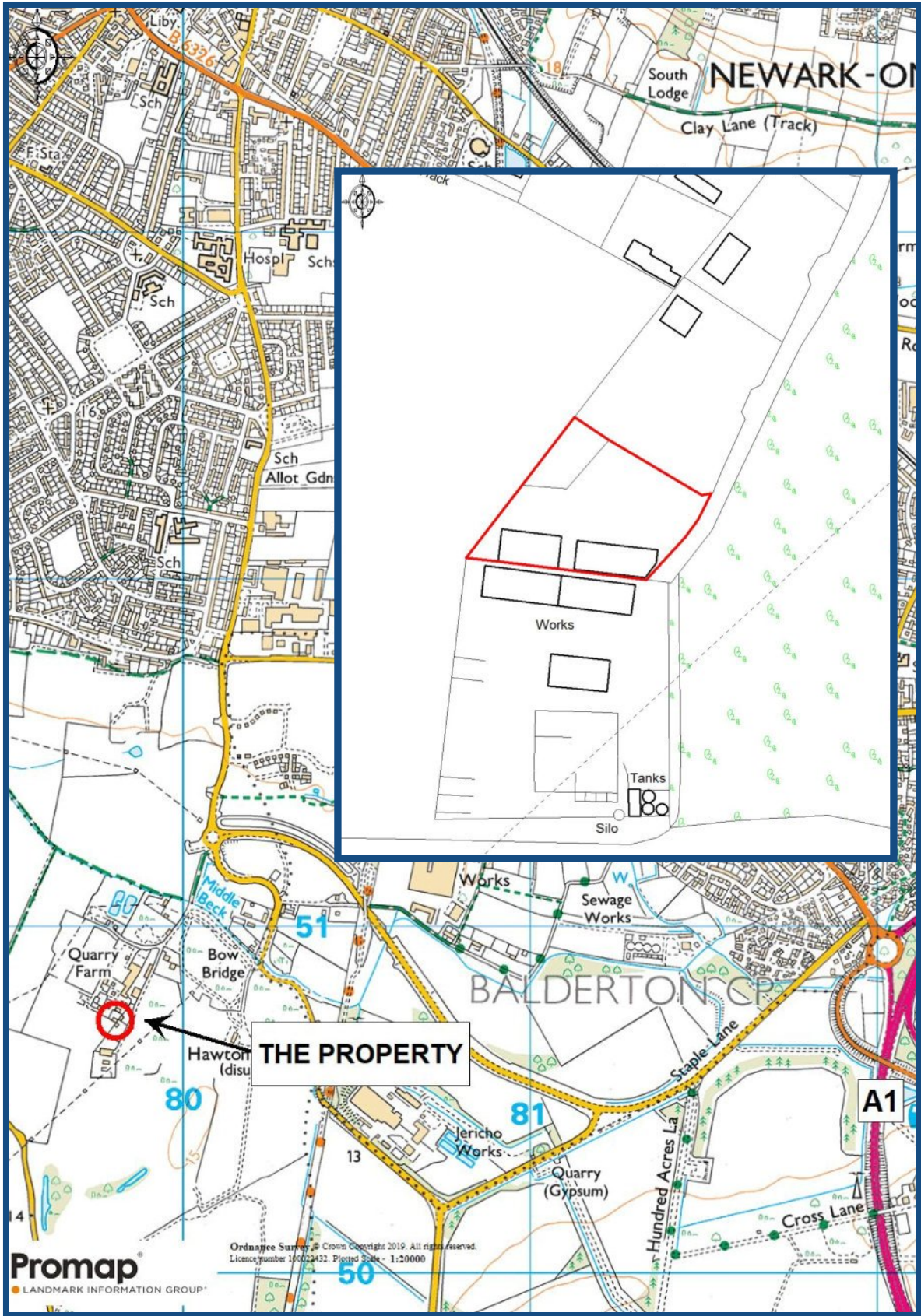
Garry Wood MRICS

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

M: 07790 831915



General View of Concreted Yard Area



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