



# WOOD MOORE & CO.



## SUPERB MODERN OFFICE & CONFERENCING FACILITY JESSOP CLOSE, NEWARK NG24 2AG

- Superb high quality modern office, conferencing & auditorium building with excellent parking provision (90 spaces)
- 15,500 ft<sup>2</sup> (1.440 m<sup>2</sup>) over 2 floors on 1.0 acre (0.405 ha) site with adjacent 0.62 acre (0.251 ha) land providing for expansion room or separate development
- Prime business park location
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross

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## LOCATION

The property is situated on the popular Brunel Drive industrial estate close to the junction of the A1, A46 & A17 and is less than ½ a mile from Northgate train station providing quick access to London Kings Cross. The town centre is less than a mile away offering a wide range of amenities. 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

Known as the Everyday Champions Centre, this high quality purpose built community conference centre, auditorium & office building was constructed in 2008 by renowned local developers, Lindum. A detached portal framed construction (min. 6.5 m eaves) allows for reconfiguration to suit a variety of office and business users and the adjacent land allows for expansion or separate development. The building is currently configured to provide a mixture of mainly open plan office, meeting and auditorium space with feature reception area, passenger lift and good quality welfare facilities. Floor plans and additional information is available on our website. The accommodation provided comprises:

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	10,850	1,008
First Floor	4,650	432
<b>TOTAL (NIA)</b>	<b>15,500</b>	<b>1,440</b>

## EXTERNALLY

There is a tarmac surfaced car park set out for 90 spaces. Bicycle store and breakout/amenity area to the front together with an adjacent plot extending to 0.62 acres (0.252 ha). Total site area: 1.62 acres (0.656 ha). NB site area calculated using Promap digital mapping.

## SERVICES

All mains services are currently connected. Heating is via gas boiler to radiators together with fresh air exchange throughout & partial air conditioning. 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

The property is currently exempt (church use).

## BUSINESS RATES

The property is currently exempt (church use) and will be subject to re-assessment on change of use.

## PLANNING

The property was purpose built as a Church based charity, community conference rooms, offices, cafe and crèche with outdoor play area (use class F1). Interested parties should make their own planning enquiries to Newark & Sherwood District Council.

## TENURE

Freehold with vacant possession.

## PRICE

**£1,950,000** for the whole. Consideration may be given to sale of the building & land separately - subject to terms.

## VAT

All sums quoted are exclusive of, but may be liable to, VAT. The vendor's position is reserved. Interested parties should take their own independent advice in respect of VAT.

## COSTS

Each party to be responsible for their own legal & other costs incurred in any proposed sale of this property

## VIEWING

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

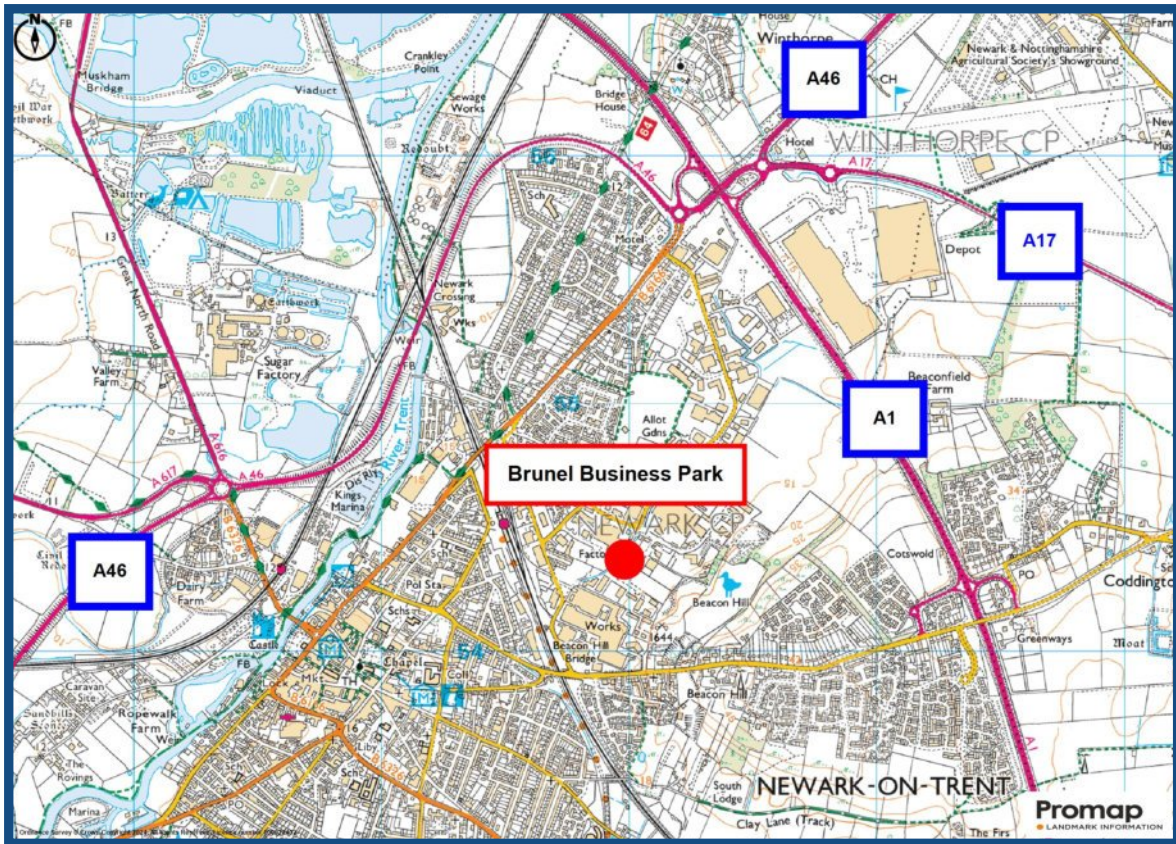
Garry Wood MRICS

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External View From Rear





Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate





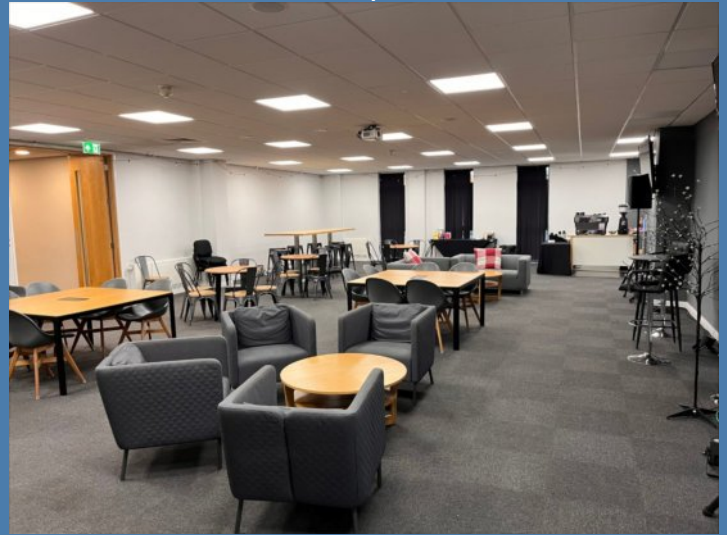
Frontage



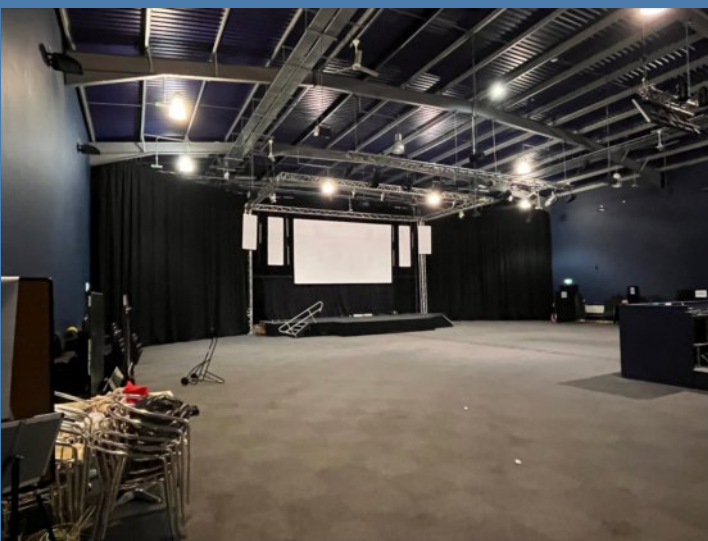
Reception



Break-out area



Office Space



Auditorium



Welfare

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