



RICHMOND HOUSE, LONG BENNINGTON BUSINESS PARK, NEWARK NG23 5JR

- High specification modern premises on established business park immediately adjacent the A1
- 4840 ft² (450 m²) hybrid unit incorporating air-conditioned open plan offices plus stores/workshop and enclosed secure yard area (may split by negotiation)
- Secure gated site with manned CCTV & attractive landscaped areas
- Excellent prominent location mid-way between Newark & Grantham
- Easy access to A17 & A46 at Newark (5 miles) and A52 at Grantham (6 miles)

LOCATION

The premises are situated on Long Bennington Business Park, immediately adjacent to and visible from the A1 trunk road mid-way between Newark & Grantham. The larger centres of Nottingham & Lincoln are approx. 20 & 23 miles away respectively both are which are easily accessed via the A1/A46 dual carriageways. Both Newark and Grantham offer regular high-speed rail links to London Kings Cross (approx.70 minutes from Newark Northgate).

Further information including floor plans & elevations are available on request.

Accommodation

| Description | ft ² | m ² |
|---|-----------------|----------------|
| GROUND FLOOR | | |
| ENTRANCE. LIFT LOBBY & WC'S | - | - |
| OFFICES | 2,422 | 225 |
| STORES (LHS) With 2 x roller shutter doors | 1,789 | 166 |
| OFFICES | 633 | 59 |
| TOTAL (NIA) | 4,844 | 450 |

Externally there is designated parking to the front of the premises with vehicular access to the side leading to secure palisade gated & fenced yard.

SERVICES

Mains 3-phase electricity and water connected. Heating/Air-conditioning is via combined ceiling & wall mounted cassettes. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

SERVICE CHARGE

A modest service charge is payable in respect of the common areas and site security (further details available on request)

BUSINESS RATES

The property has a Rateable Value of £43,250. All enquiries regarding business rates should be made to South Kesteven District Council on 01476 406080

TENURE & RENT

The Unit is available TO LET on a new Full Repairing & Insuring lease for a term to be agreed at a rent of £55,000 p.a.

COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs incurred in the creation of the new lease.

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

VIEWING

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

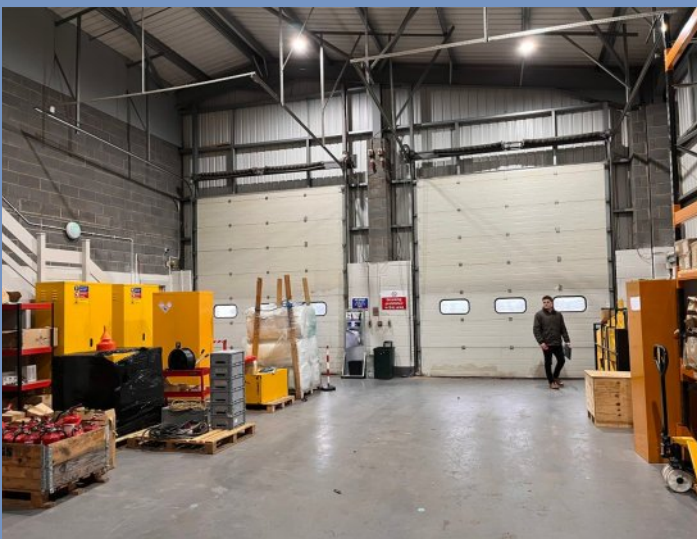
Garry Wood MRICS

E: garry@woodmoore.co.uk

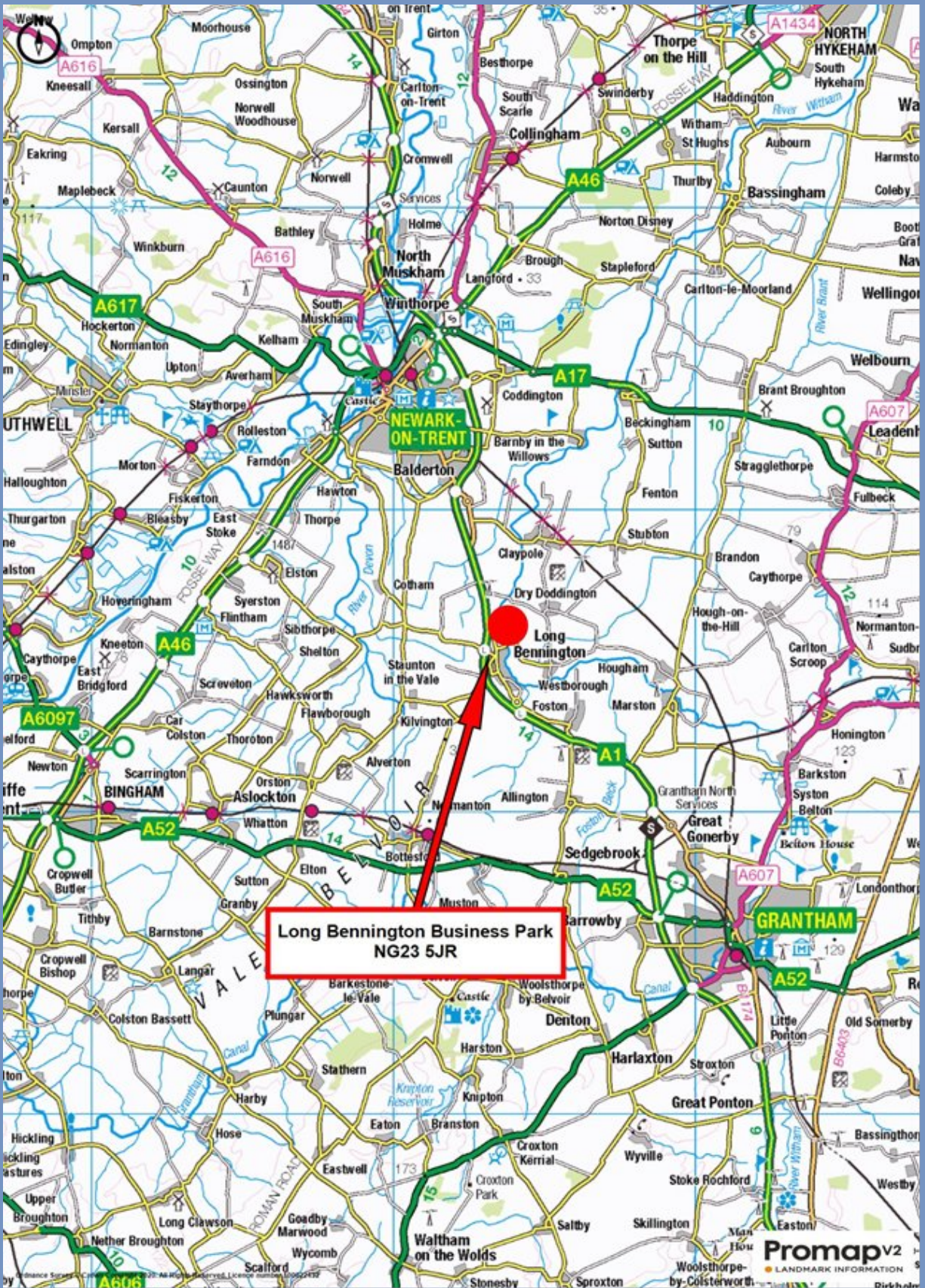
M: 07790 831915 or Office: 01636 610906



External View of Secure Yard Area



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



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