



WOOD MOORE & CO.



Unit 14 Newark Business Park, Brunel Drive, Newark. NG24 2EG

- High quality unit with ground floor office in secure yard environment
- 1,790 ft² (166 m²) including mezzanine area
- Situated 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 for £8,950 pa + VAT

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



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 industrial or warehouse unit with good office content in a private estate setting. The accommodation provided comprises:

Description	ft ²	m ²
Ground Floor	1,190	110
Mezzanine	600	56
Total	1,790	166

Externally

The unit has its own dedicated parking provision (3 spaces) within a secure yard environment proving good delivery access.

SERVICES

Mains 3-phase 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 property has a Rateable Value of £9,400. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

ENERGY PERFORMANCE

The property has an EPC Rating of E (114). A copy of the certificate is available on request.

SERVICE CHARGE

Service charge is payable in respect of common areas of the estate & security. Further details are available on request.

TENURE

The units are available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of **£8,950 + VAT p.a.**

DEPOSIT

A deposit equivalent to 3 months' rent is payable in respect of this property.

COSTS

The incoming tenant to be required to make a non-refundable contribution of £1,500 towards landlord's legal fees.

VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

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

Tel: 01636 610906

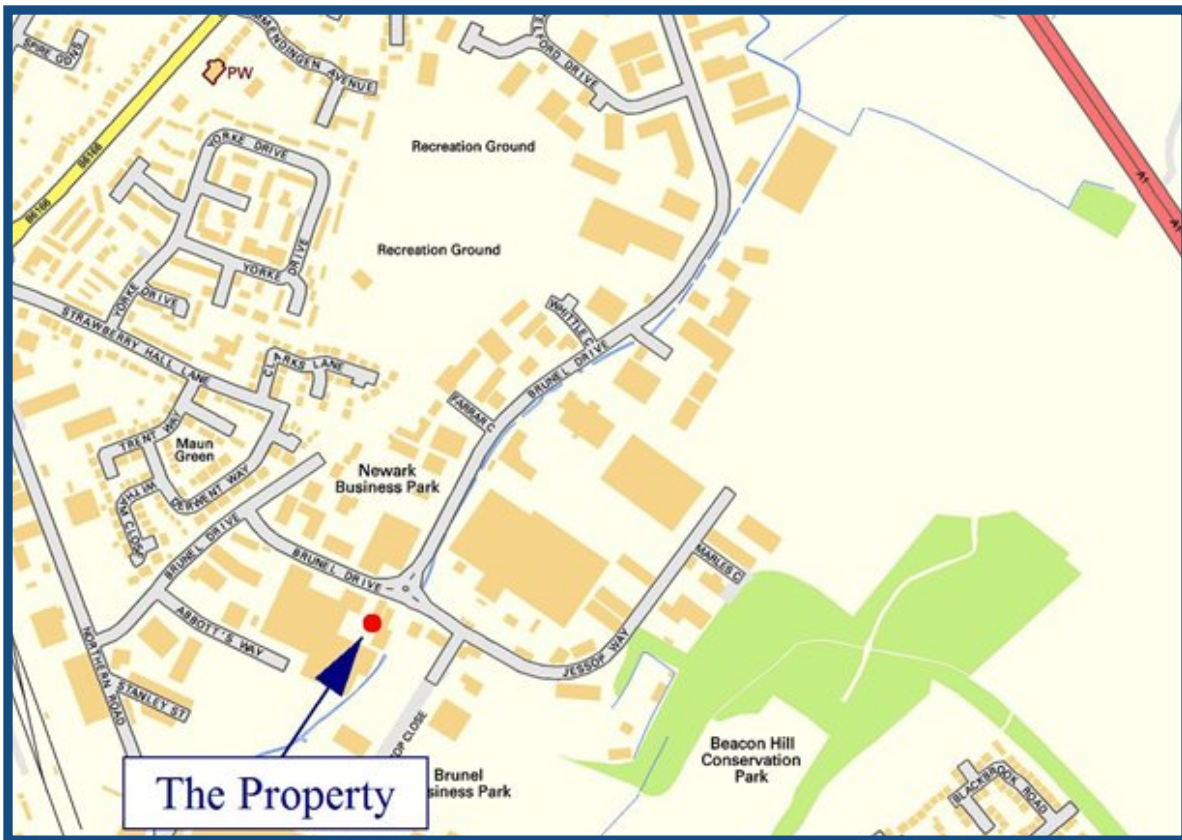
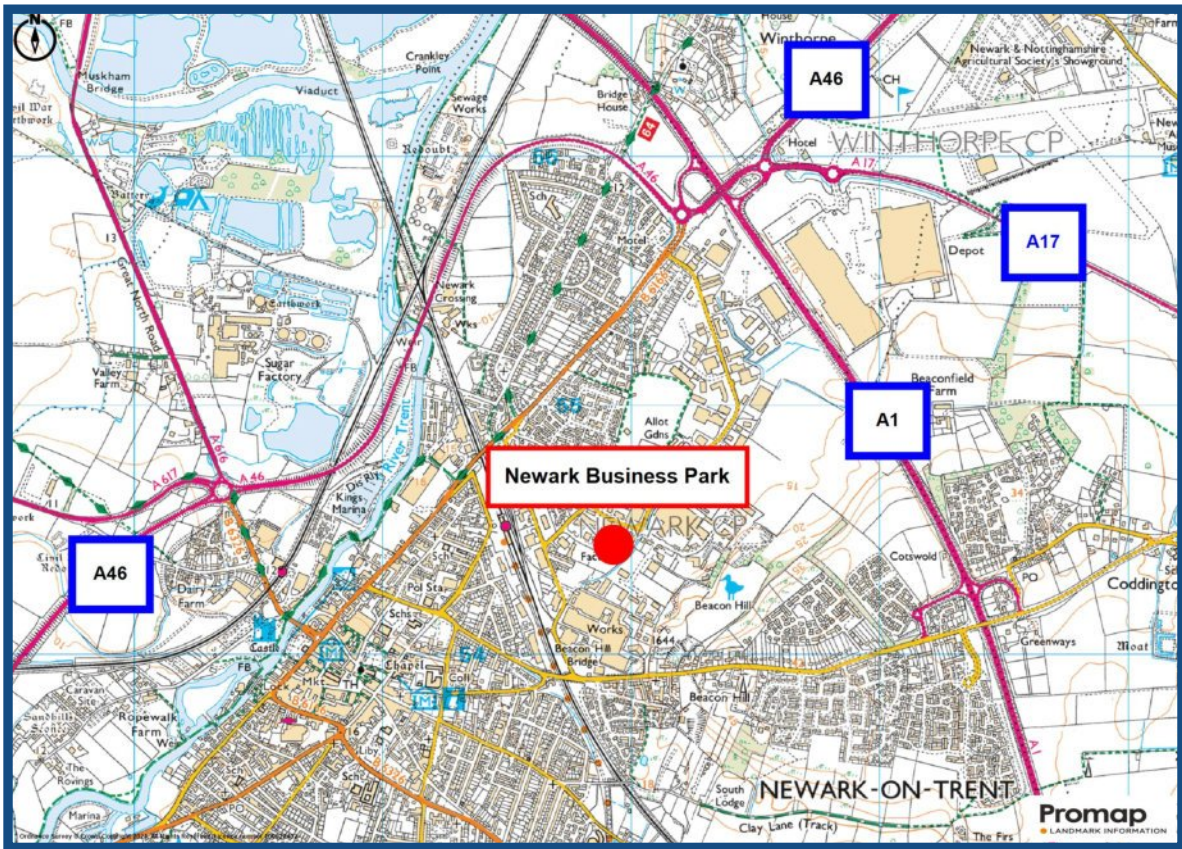
Email: enquiries@woodmoore.com



Internal View of unit



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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