



WOOD MOORE & CO.



Unit 15 Newark Business Park, Brunel Drive, Newark NG24 2EG

- Rare opportunity to purchase a modern well fitted out business unit
- Good quality reception and first floor office accommodation
- Secure yard environment
- 1,753 ft² (162.85 m²) including mezzanine offices
- Situated on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- FOR SALE £149,950 + 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 quality reception, office & welfare accommodation in a private estate setting. The accommodation provided comprises:

Description	ft ²	m ²
Ground Floor	1,183	109.92
Mezzanine	570	52.93
Total (GIA)	1,753	162.85

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 £6,900. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

ENERGY PERFORMANCE

An EPC has been commissioned and will be made available in due course.

SERVICE CHARGE

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

TENURE & PRICE

The unit is held on a 999 year lease from 2006 ('virtual freehold') and if offered For Sale at **£149,950 +VAT**

COSTS

Each party to bear their own legal and other costs incurred in any transaction.

AGENTS NOTE

The property is currently fitted with 2-post vehicle ramp which can be left in-situ and other garage equipment may also be available (both by separate negotiation).

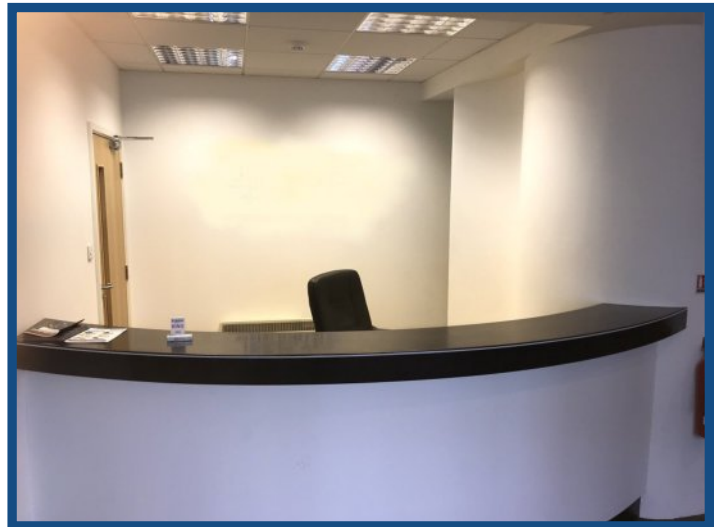
VIEWING

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

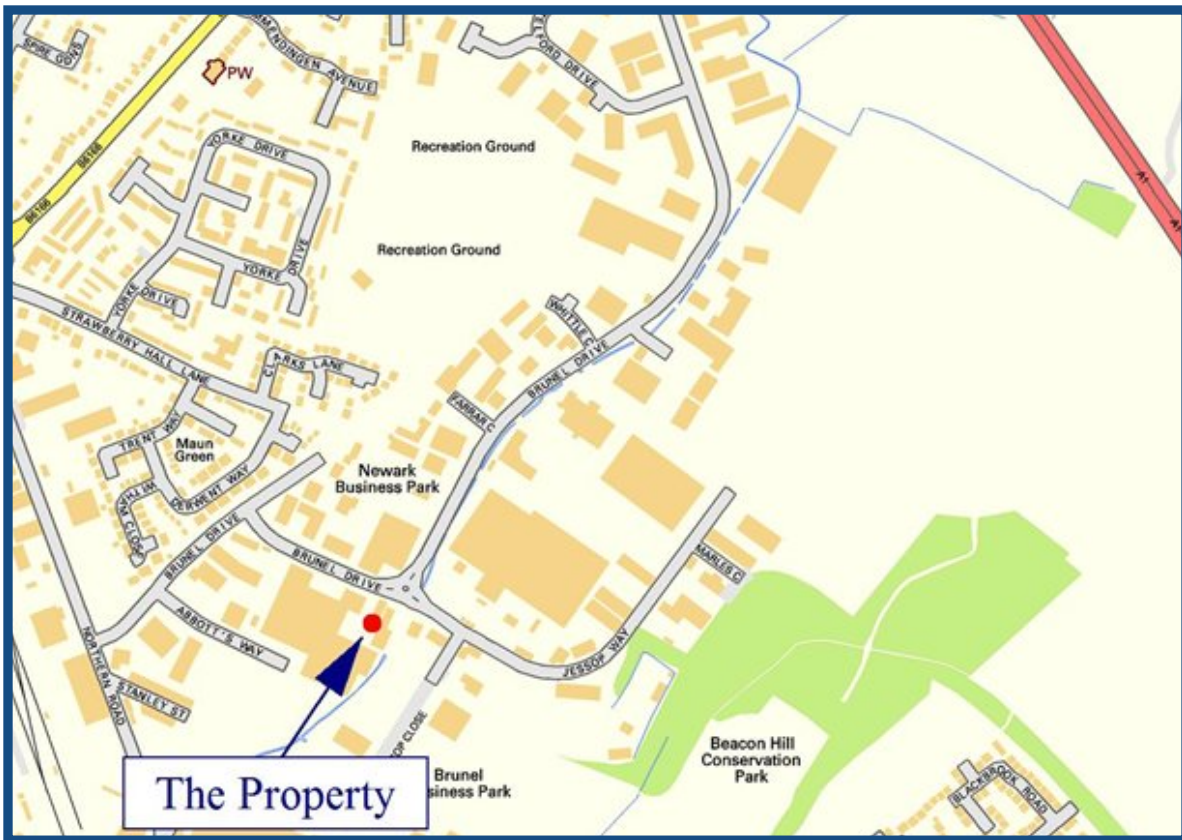
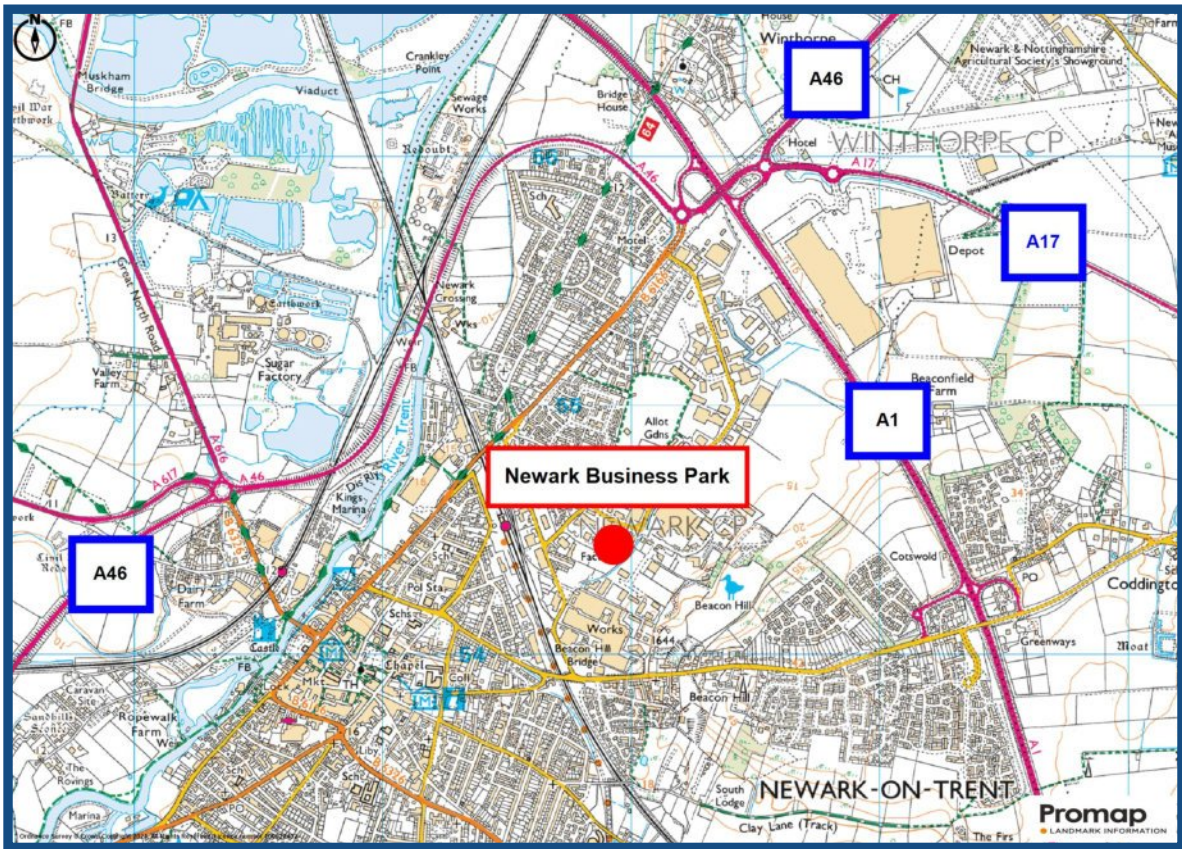
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Internal view of reception area



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