



WOOD MOORE & CO.



UNIT 6 Glenholm Park, Brunel Drive Newark. NG24 2EG

- **Modern industrial trade counter/warehouse premises in prominent roadside location**
Gross Internal Area of 2,951 ft² (274.25 m²) including warehouse and offices
- **Ample dedicated parking and loading area**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **Available To Let on a sub- lease for £23,300 pa + VAT**

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



LOCATION

The unit is located in an excellent position with direct frontage onto Brunel Drive, the main road through the industrial estate and is close to trade counter/retail operators including Screwfix, Magnet, Howdens and the Discount Appliance Centre and is conveniently located approximately ¼ mile from the junction of the A1, A46 and A17 trunk roads.

DESCRIPTION

modern industrial trade counter/warehouse premises with 2 storey office accommodation. The property is equipped with electrically operated loading door, ample loading area and car parking. . The accommodation provided comprises:

Description	ft ²	m ²
Ground Floor Warehouse/ Office	2,466	229.18
First Floor Office	485	45.07
Total	2,951	274.25

Externally

At the front of the unit there is a block paved loading area and parking for 8 vehicles.

SERVICES

Mains 3-phase electric, gas, water and drainage are understood to be available for connection. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

BUSINESS RATES

The property has a Rateable Value of £13,750. 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 (104). 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 unit is held on a lease expiring 22.07.2026 at a passing rent of **£23,300 + VAT p.a.** The property is available by way of sub-lease. Alternatively, the Landlord may give consideration to grant of a new lease (subject to status and lease terms)

RENT DEPOSIT

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

COSTS

Each party will be responsible for their own reasonable legal fees incurred in creation of the lease.

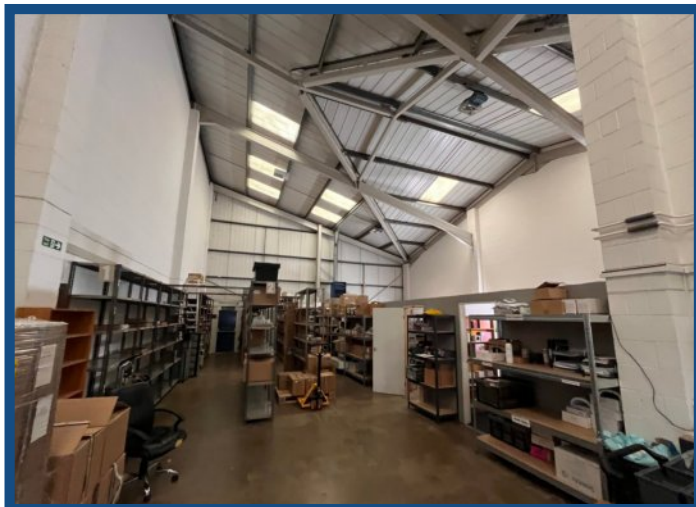
VIEWING

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

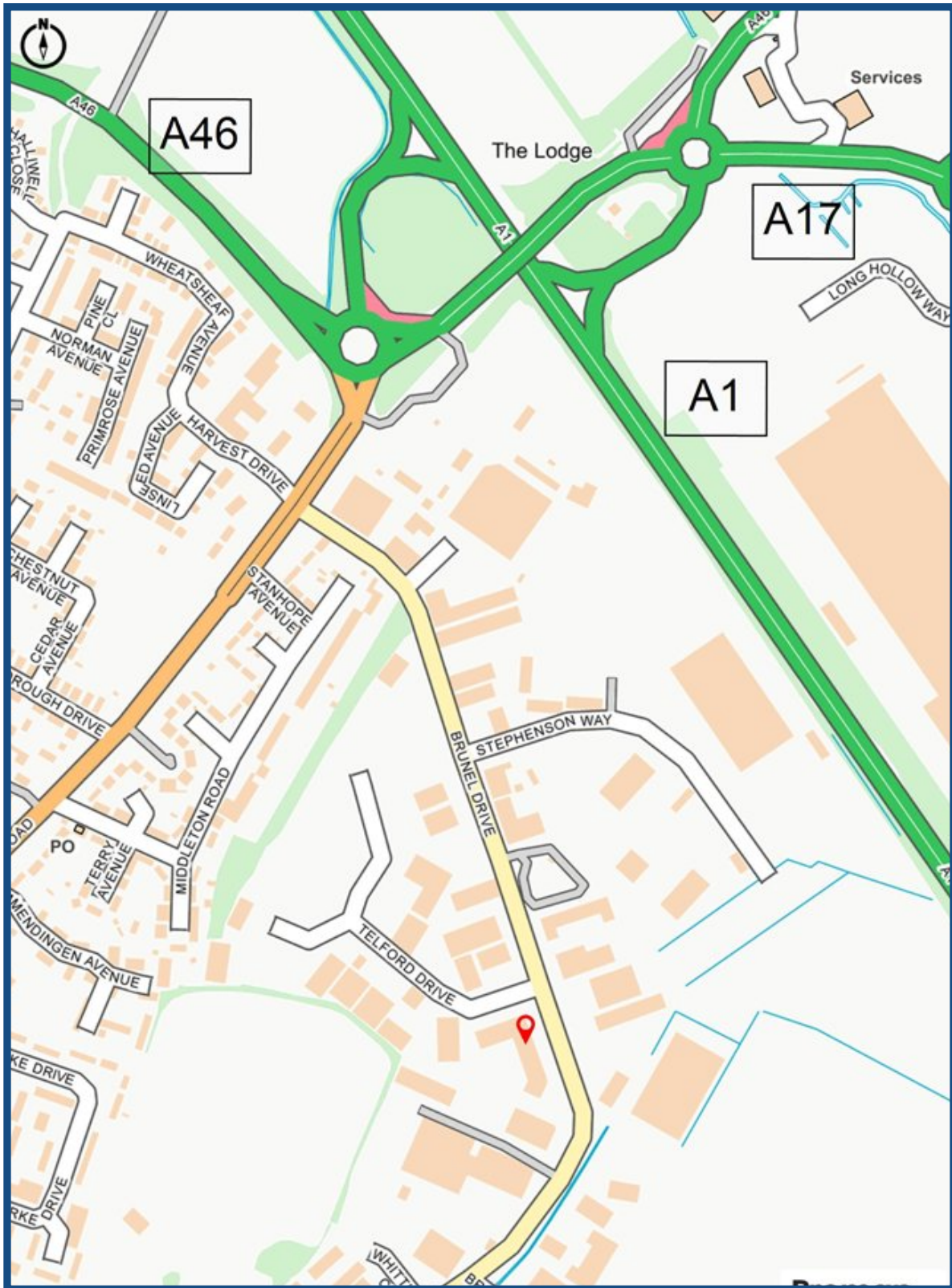
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Internal View of unit



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