



UNITS 1 & 2, QUARRY FARM, BOWBRIDGE LANE, NEWARK NG24 3BZ

- **2 workshop buildings on a plot of 0.50 acres (mostly concrete hardstanding)**
- **Unit 1 - 3,773 ft² (350.6 m²) with substantial office & mezzanine content Unit 2 - 1,737 ft² (161.4 m²)**
- **Secure palisade enclosed yard**
- **Ideal for contractors yard, plant hire, engineers, etc.**
- **TO LET as whole or may split (by negotiation)**

LOCATION

Quarry Farm is located approximately 2 miles to the south of Newark town centre with good access to the A1 at Balderton via the newly constructed Middlebeck section of the town's southern by-pass.

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

The units are accessed via a private estate road off Bowbridge Lane and comprise 2 portal frame units with substantial secure concreted yard enclosed with metal palisade fencing. The site is shown for identification purposes only on the plan below(the blue line is indicative only to show how the units might be split. The accommodation provided comprises:

Accommodation

Description	ft ²	m ²
UNIT 1		
Ground Floor	2,211	205.5
First Floor & Mezzanine	1,562	145.1
UNIT 2		
Ground Floor	1,737	161.4
GIA	5,510	512.0

SERVICES

Mains 3-phase electricity and water are connected to the property. Interested parties should make their own enquiries to the relevant providers as to the availability, capacity & suitability of the services for their intended use

BUSINESS RATES

Unit 1 has a Rateable Value of £14,250

Unit 2 has a Rateable Value of £9,600

All enquires regarding rates payable should be made to NSDC on 01636 650000.

TENURE

The property is available To Let on on a new Full Repairing & Insuring lease for a term to be agreed.

RENT

£30,000 p.a. (VAT is not payable in respect of this property)

COSTS

Each party to be responsible for their own legal and other costs incurred in any transaction.

VIEWING

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

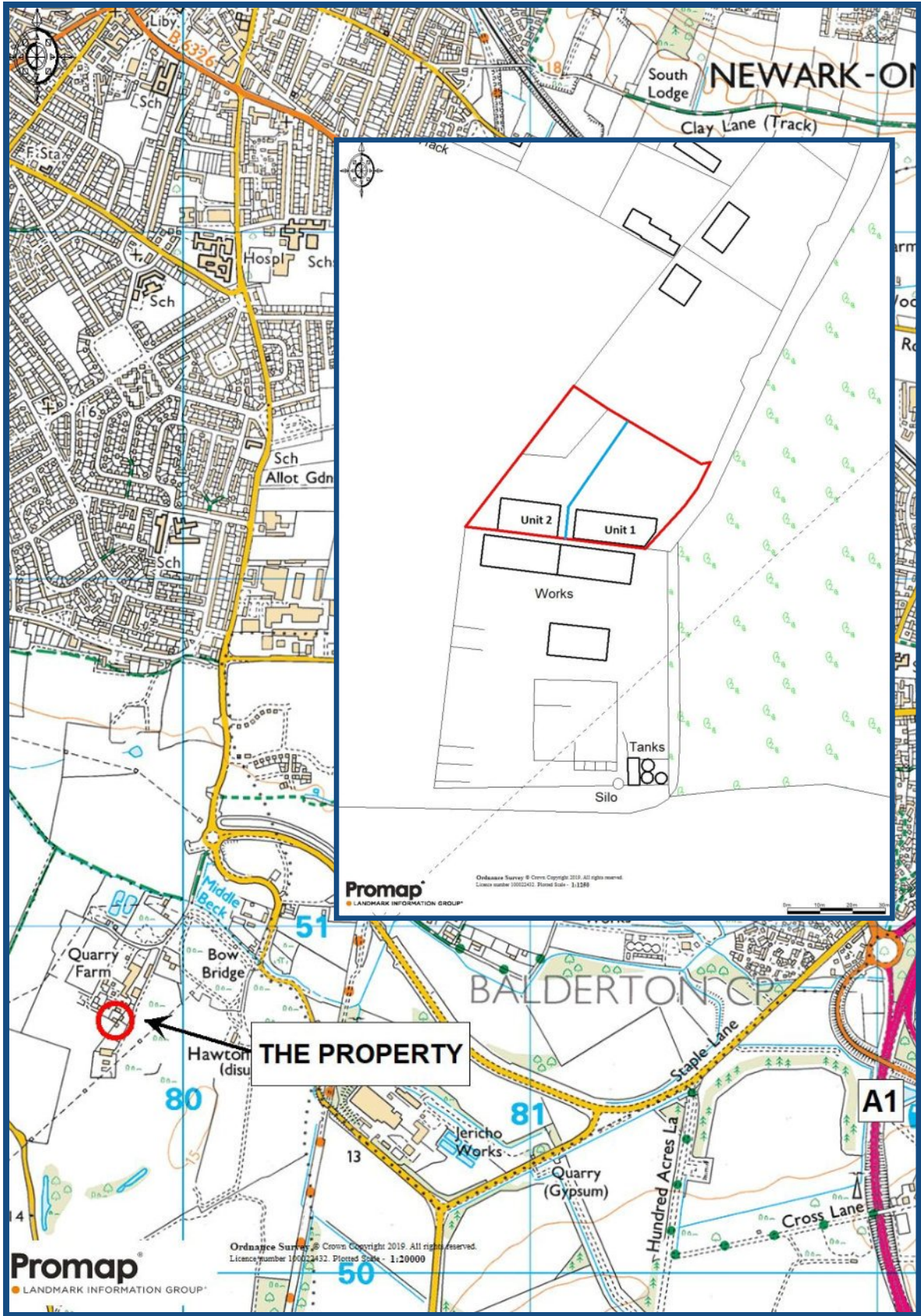
Garry Wood MRICS

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General View of Concreted Yard Area



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