



# WOOD MOORE & CO.



Oak Tree Court, Brunel Drive, Newark NG24 2EG

- 5 Good quality modern units within secure yard (site area 1.065 acres)
- 22,487 ft<sup>2</sup> (2,089.3 m<sup>2</sup>) in total with 5.5 m minimum eaves height
- Units from 3,600 ft<sup>2</sup> (334.5 m<sup>2</sup>) available individually or combined
- Prominently situated on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- To Let on a new lease(s)

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
01636 610906 | [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk) | [www.woodmoore.co.uk](http://www.woodmoore.co.uk)



## LOCATION

Oak Tree Court occupies a prominent 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 warehouse units with good office & mezzanine content with secure self-contained yard area.

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Unit 1 - Warehouse/Workshop</b>	4,160	386.6
<b>Mezzanine</b>	390	36.2
<b>Unit 2 - Warehouse/Workshop</b>	3,116	289.5
<b>Mezzanine/Office</b>	484	45.0
<b>Unit 3 - Warehouse/Workshop</b>	3,116	289.5
<b>Mezzanine/Storage</b>	924	85.8
<b>Unit 4 - Warehouse/Workshop</b>	4,160	386.6
<b>Mezzanine/Office</b>	426	39.6
<b>Oak Tree House - Warehouse/Offices</b>	4,110	381.8
<b>Mezzanine</b>	1,601	148.7
<b>Total (GIA)</b>	22,487	2,089.3

## Externally

The units are within a self-contained site extending to 1.065 acres (0.431 ha) enclosed with palisade fence & gates with 2 direct access ways on to Brunel Drive.

## 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

## ENERGY PERFORMANCE

The property has an EPC Rating of D(79).

## BUSINESS RATES

The property is subject to the following assessments:

	Rateable Value
<b>Unit 1</b>	£24,500
<b>Unit 2</b>	£17,500
<b>Unit 3 &amp; 4</b>	£38,500
<b>Oak Tree House</b>	£20,500

All enquires regarding Rates Payable should be made to Newark & Sherwood DC on 01636 650000

## SERVICE CHARGE

If occupied separately a service charge will become payable in respect of any resulting common areas or services.

## TENURE

The units are available To Let on a new Full Repairing & Insuring lease(s) for a term(s) to be agreed.

## RENT

<b>Unit 1</b>	£29,250 + VAT
<b>Unit 2</b>	£24,950 + VAT
<b>Unit 3</b>	£26,250 + VAT
<b>Unit 4</b>	£29,250 + VAT
<b>Oak Tree House</b>	£27,900 + VAT
<b>As a Whole</b>	£137,600 + VAT

## 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.

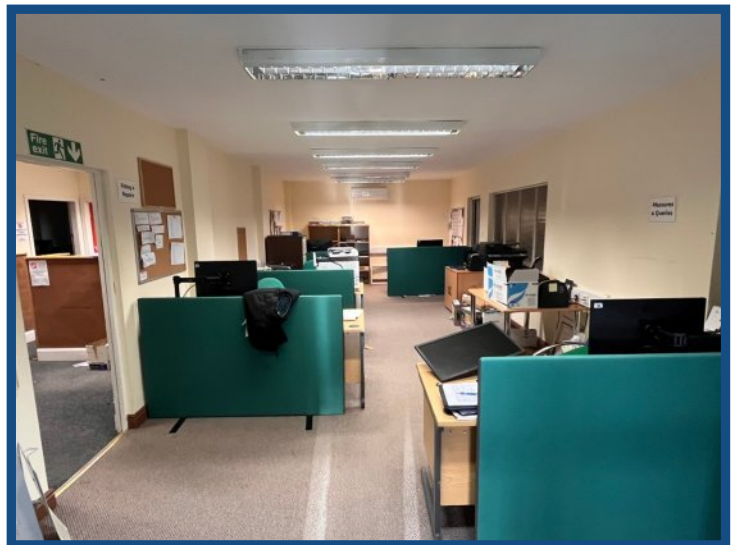
## VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact:

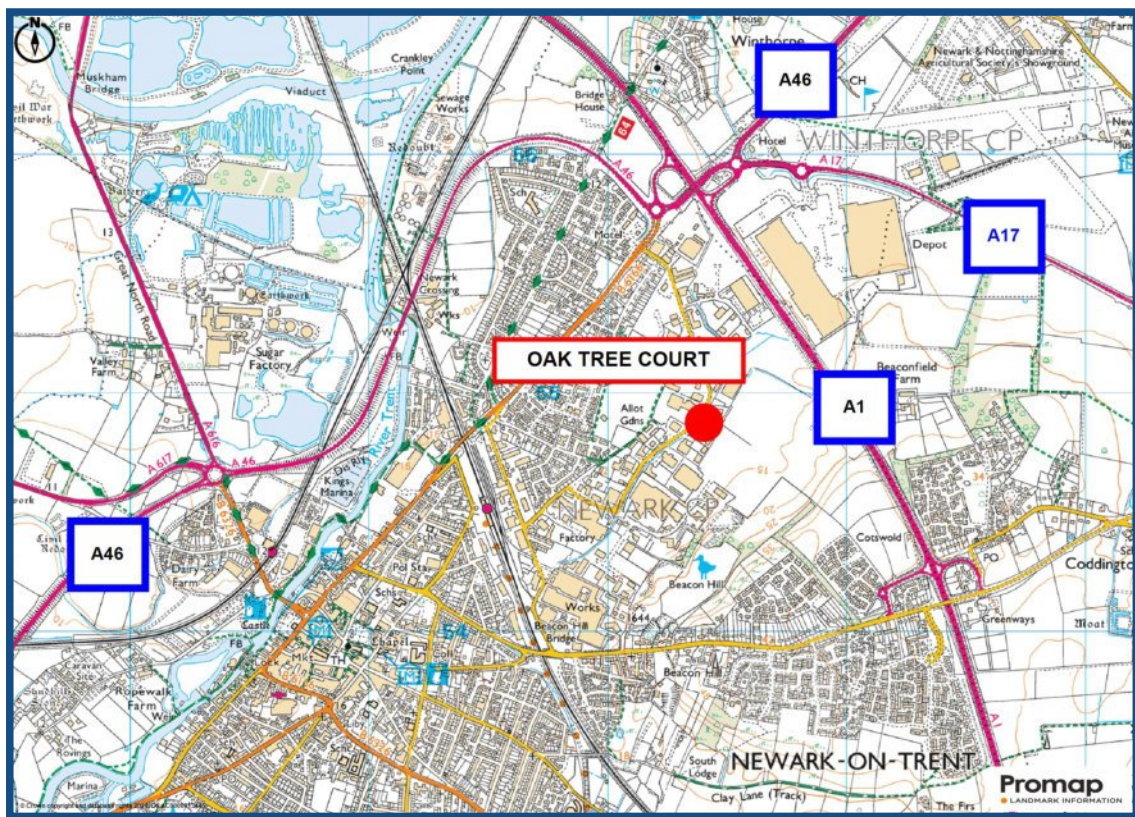
Garry Wood MRICS

E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

T: 07790 831915



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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