



# WOOD MOORE & CO.



TO LET - 1-3 WHITTLE CLOSE, BRUNEL DRIVE, NEWARK NG24 2DY

- Detached light industrial unit with substantial high quality office content
- Good sized secure yard providing ample parking and/or external storage
- 7,923 ft<sup>2</sup> (736.10 m<sup>2</sup>) of which 3,749 ft<sup>2</sup> (348.32 m<sup>2</sup>) is mezzanine level offices
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- To Let £40,000 p.a.

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

Ideally situated 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 approx. 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 property comprises a detached light industrial unit with substantial high quality mezzanine office content and secure yard situated on a prominent site.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b> <b>Reception, Kitchen, WCs &amp; Stores</b>	4,174	387.78
<b>First Floor</b> <b>Offices</b>	3,749	348.32
<b>TOTAL (GIA)</b>	7,923	736.10

## Externally

The property is set within a secure tarmac surfaced yard set behind metal palisade fencing and gates.

## SERVICES

All mains services included 3-phase electricity are currently 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 Unit has a Rateable Value of £34,500. All enquires regarding Rates Payable should be made to NSDC on 01636 650000

## ENERGY PERFORMANCE

The property has an EPC Rating of C (62). A copy of the certificate is available on request.

## TENURE

To Let by way of an assignment of an existing Full Repairing & Insuring lease expiring 1st August 2027 at passing rent of £40,000 p.a. Alternatively consideration may be given to a longer term by way a new lease (subject to status a & lease terms).

## COSTS

The incoming tenant(s) to be responsible for the Landlord's reasonable legal costs incurred in the creation of a new lease(s).

## VAT

All sum quoted are exclusive of, but liable to, VAT at the prevailing rate.

## VIEWING

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

Garry Wood MRICS

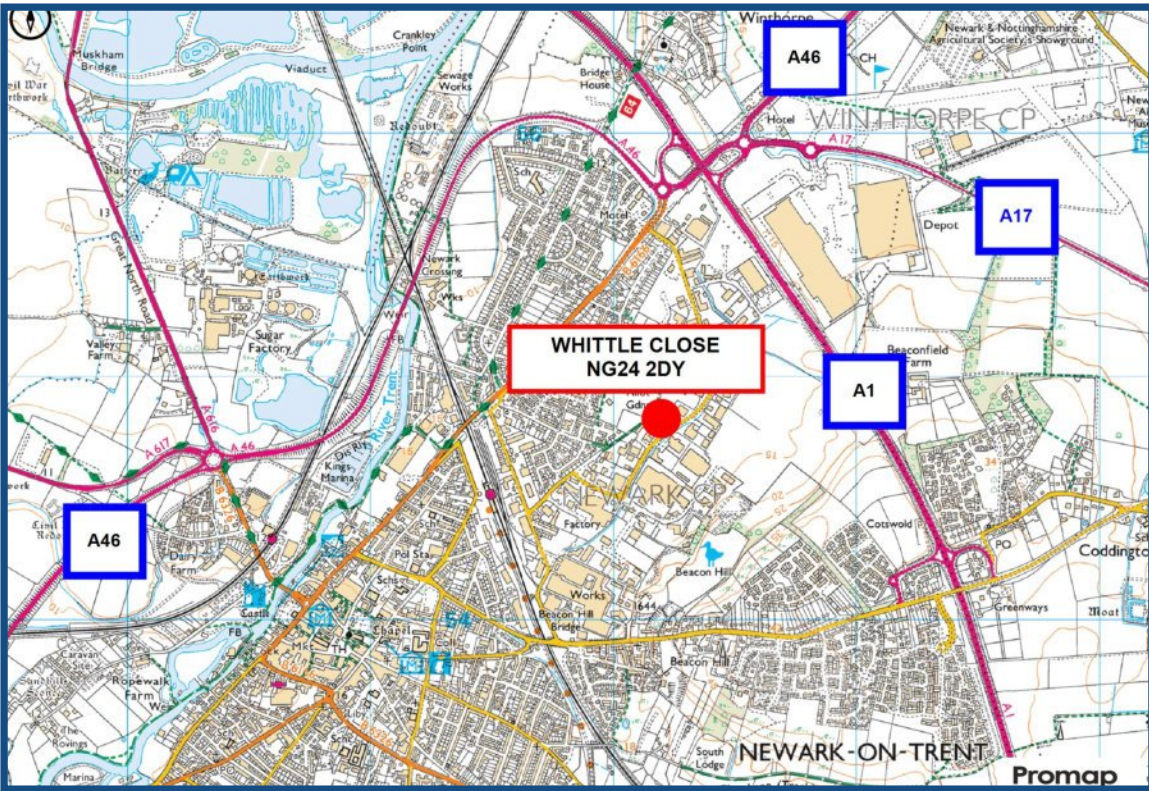
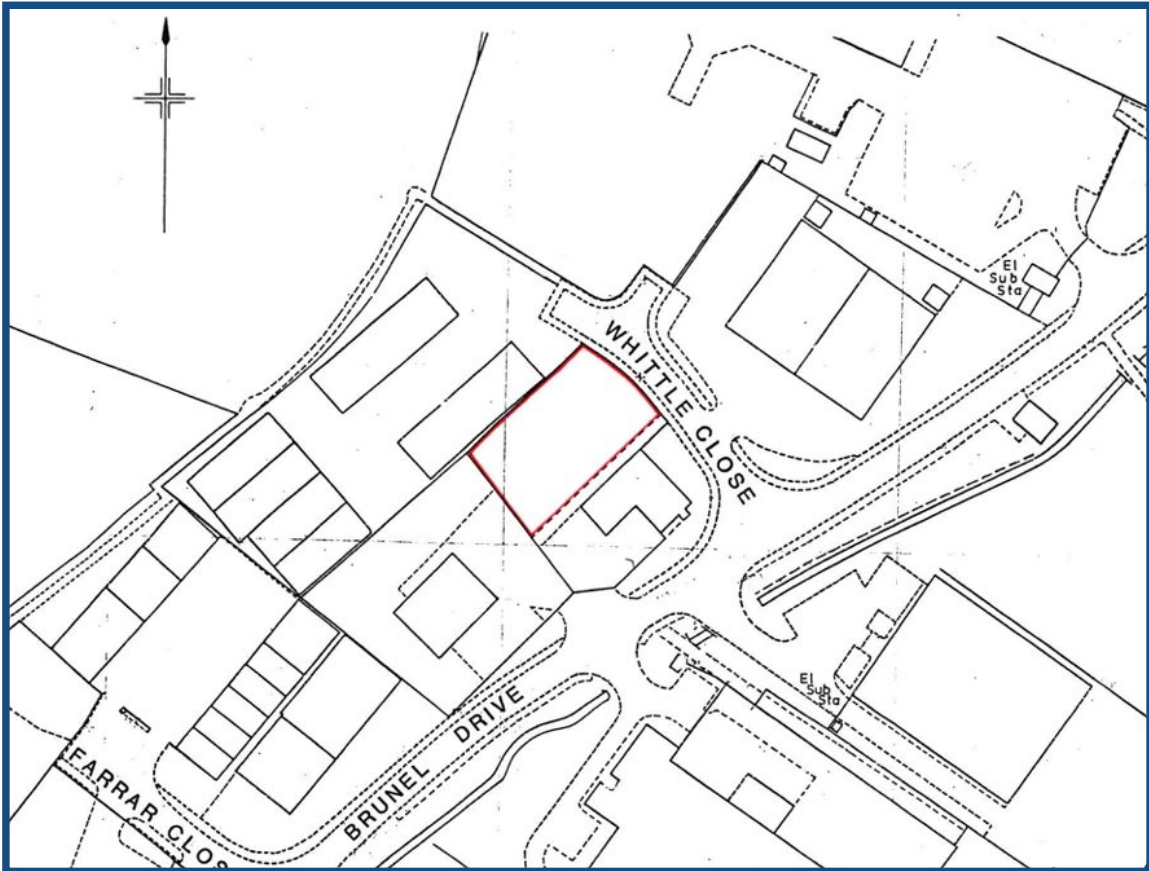
E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915



Internal View Storage Area





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