



UNIT 28 NEWARK BUSINESS PARK, BRUNEL DRIVE, NEWARK NG24 2EG

- Rare opportunity to purchase a modern well fitted out business unit
- High quality unit with planning for trade counter use
- 1,434 ft² (133 m²) including open plan mezzanine office
- Prominent Position on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- FOR SALE £139,950 + VAT

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 light industrial business unit with open plan mezzanine office area and planning permission for trade counter use. The accommodation provided comprises:

Description	ft ²	m ²
Ground Floor	922	85.61
Mezzanine Offices	512	47.57
TOTAL (GIA)	1,434	133.18

Externally

The unit has its own dedicated parking provision.

SERVICES

All mains services are available for connection. 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 £5,400. Occupiers may be eligible for 100% Small Business Rates Relief (subject to status). All enquires regarding Rates Payable should be made to NSDC on 01636 650000

ENERGY PERFORMANCE

The property had an EPC Rating of D (97) which has recently expired. A new certificate has been ordered and will be available on request.

SERVICE CHARGE

a service charge is payable in respect of common areas of the estate. Further details are available on request.

TENURE

The property is held on a 999 year lease from 2008 ('virtual freehold') and is offered For sale at **£139,950 + VAT**

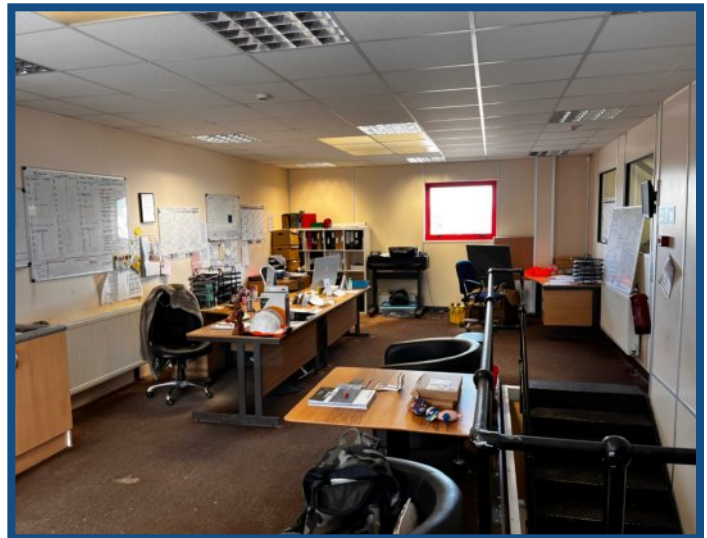
COSTS

Each party to bear their own legal and professional costs incurred in the sale of this property.

VIEWING

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

Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS
Tel: 01636 610906
Email: enquiries@woodmoore.co.uk



Internal view of office accommodation

