



Unit 15 Newark Business Park, Brunel Drive, Newark NG24 2EG

- Rare opportunity to lease a modern well fitted out business unit
- Quality reception and first floor office accommodation 1,753 ft² (162.85 m²)
- Secure yard environment situated on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- 100% business rates relief (subject to status)
- TO LET £11,950 + 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 industrial or warehouse unit with good quality reception, office & welfare accommodation in a private estate setting. The accommodation provided comprises:

Description	ft ²	m ²
Ground Floor	1,183	109.92
Mezzanine	570	52.93
Total (GIA)	1,753	162.85

Externally

The unit has its own dedicated parking provision (3 spaces) within a secure yard environment providing good delivery access.

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

BUSINESS RATES

The property has a Rateable Value of £6,900. Occupiers may be eligible for 100% rates free occupation (subject to status) All enquires regarding Rates Payable should be made to NSDC on 01636 650000

ENERGY PERFORMANCE

The property has an EPC rating of B (42).

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 available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of **£11,950 + VAT p.a.**

COSTS

The incoming tenant to be required to make a non-refundable contribution of £1,500 towards Landlord's legal fees incurred in creation of the lease.

VIEWING

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

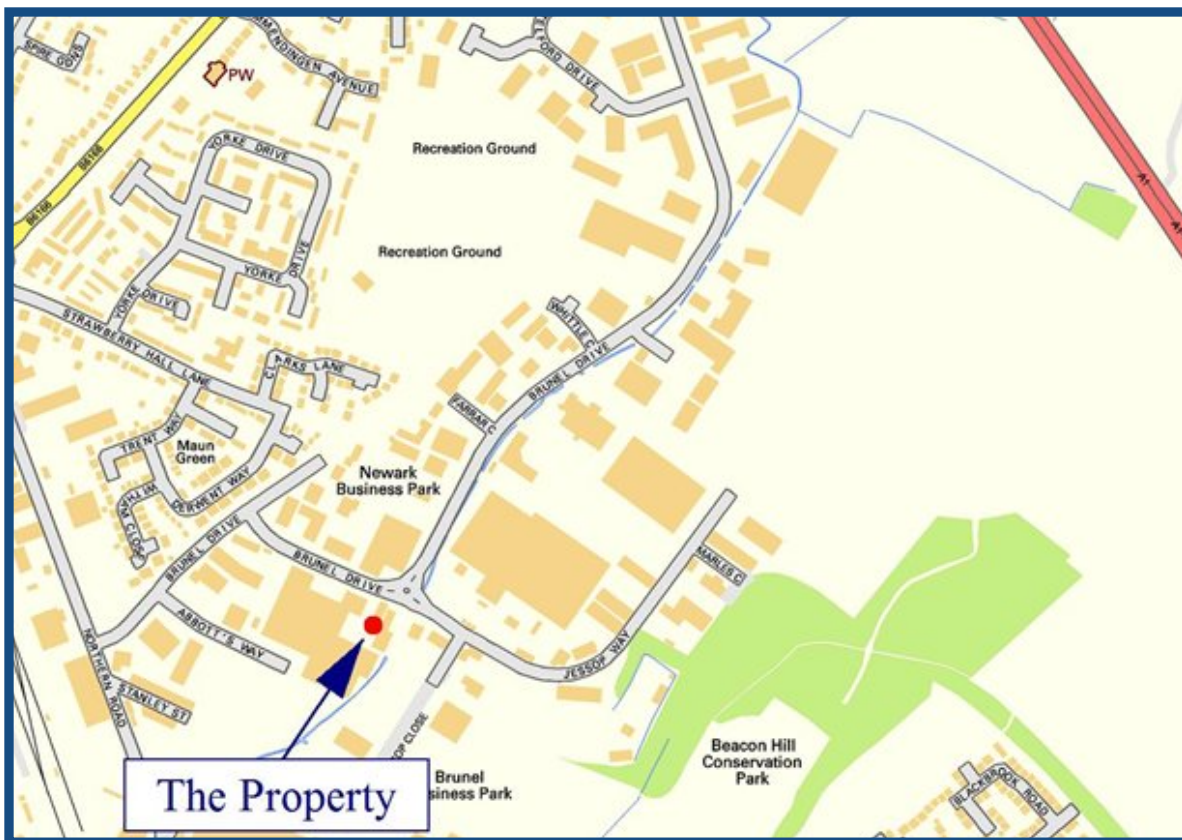
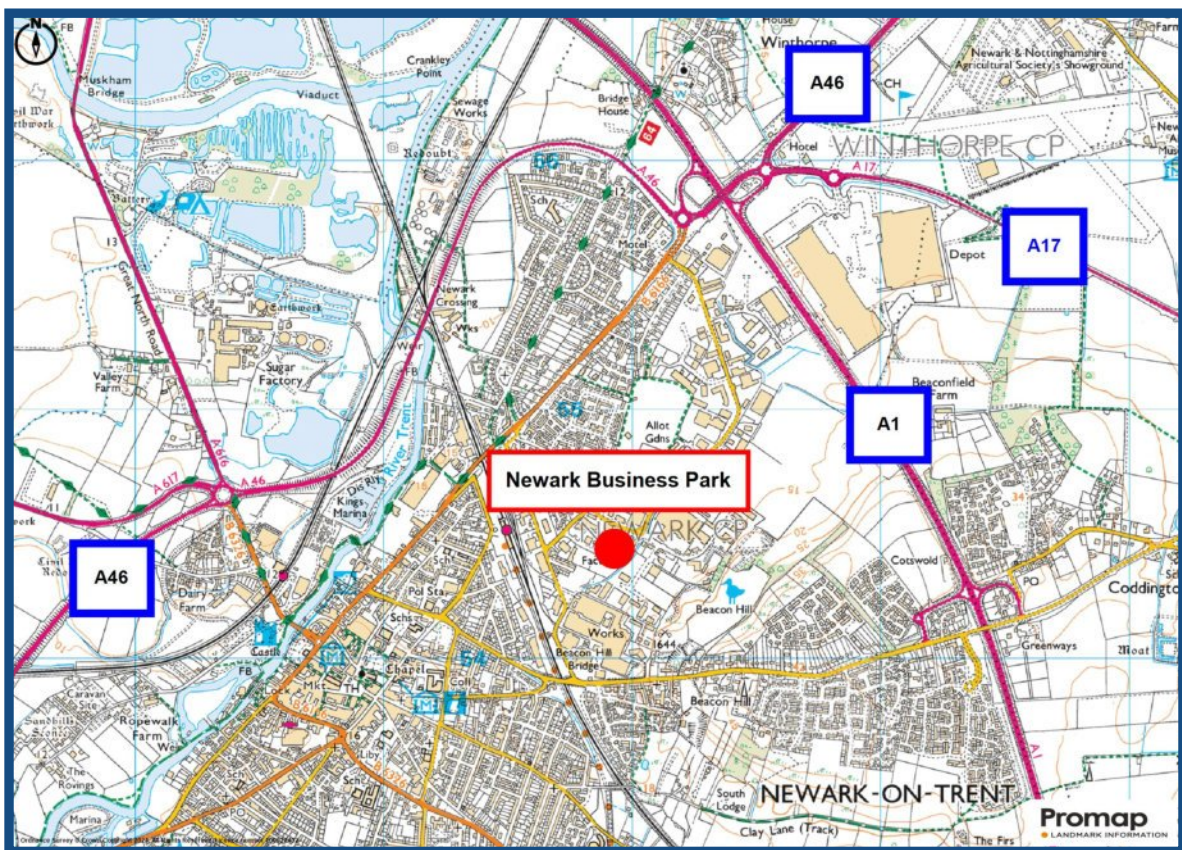
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Internal view of reception area



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