

Unit 3, Harlaxton House
Long Bennington Business Park
Long Bennington
Nottingham
NG23 5JR

Modern Self-Contained Office Premises TO LET

Key Features:

- Spacious first floor office unit
- Situated on popular business park
- With direct access onto the A1
- 6 car parking spaces with ample overflow
- Mixture of open plan and cellular areas
- Versatile/adaptable space
- Energy efficient and on-site café

TO LET - £27,500 P.A.X



Description

This spacious first floor quarter unit is situated at the heart of the business park. It comes with 6 allocated car parking spaces with overflow available throughout the park. Suitable for 25+ people it would make the ideal HQ or regional office.

The unit comprises of a welcoming reception area, 2 private office/meeting spaces, store and comms rooms, a large open plan office area, large boardroom, private kitchen, communal toilet facilities, disabled access.



Business Park Overview

Transport links

Directly off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52 and A46/ A17.

The park falls 30 miles to the north east of Nottingham, 23 miles to the south west of Lincoln and 56 miles to the north west of Peterborough.

Road

A1: 1 min

A52: 12 min

A46: 20 min

Nottingham: 40 min

East Midlands Airport: 53 min

London: 2 hrs 40 min

Rail

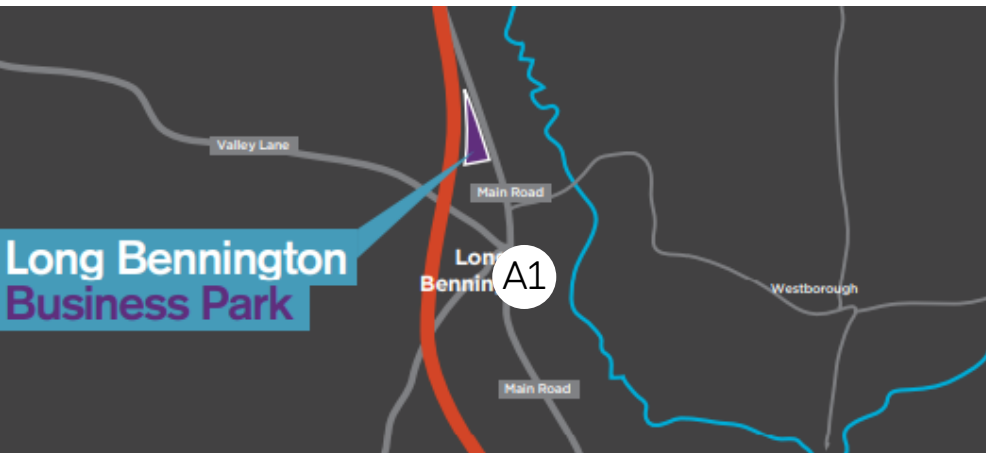
Newark Station: 13 min

Grantham Station: 17 min

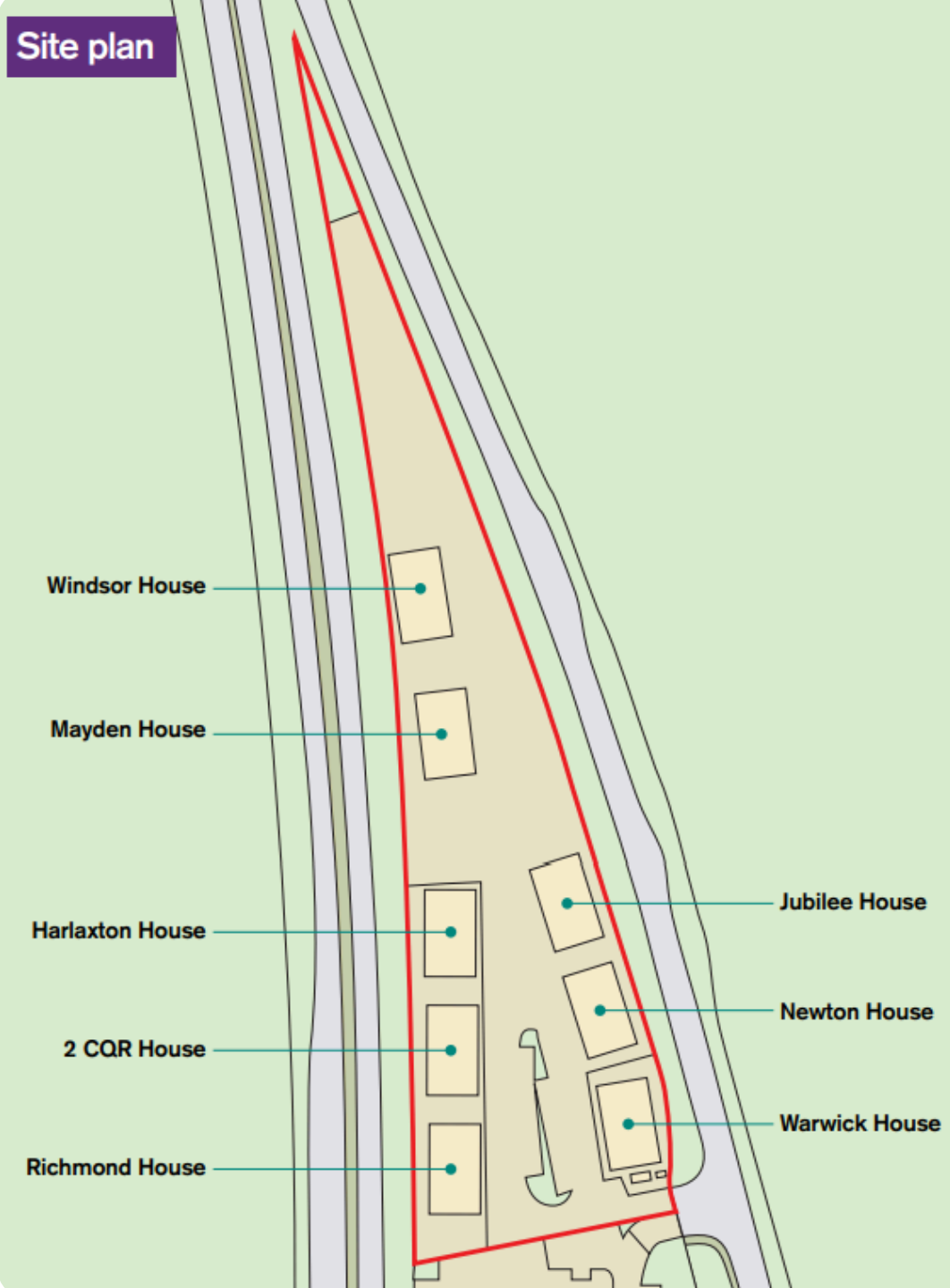
Access to Kings Cross Station in just over an hour.

Amenities

- On site café
- Co-op Store
- 3 Public Houses
- Childrens nursery
- Takeaway retailers
- Meeting room facility
- Marketing and administrative support



Site plan



Further Information

ACCOMMODATION

The net internal area below is approximate and are for guidance purposes only:

Office Space - 2,500 sq ft.

RATEABLE VALUE

The Tenant is responsible for the business rates.

SERVICE CHARGE

A service charge is payable in addition to the rent to cover common estate and building parts. These fees are c£2,000 PA Service Charge and c£1,404 PA Security Charge (these are subject to change).

EPC

The building has an EPC rating of D - 78.

TENURE

The Property is available TO LET on effective FRI terms at an asking rent of £27,500 Per Annum Exclusive.

DEPOSIT

A deposit equivalent to 3 months rent will be required.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction.

VAT

We are advised VAT will be applicable.



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Jasper Caudwell BSc (Hons) MRICS
Director
T: 07951344794
E: jcaudwell@woodmoore.co.uk

Jamie Thorpe MSc MRICS
Director
T: 07304 072391
E: jthorpe@woodmoore.co.uk

Garry Wood BSc (Hons) MRICS
Director
T: 07790 831915
E: garry@woodmoore.co.uk