

WOOD MOORE



Unit A6 Enterprise Park, Brunel Drive, Newark, NG24 2DZ

To Let | 1,843 sq ft

Modern trade counter / light industrial unit on the popular Brunel Drive Industrial estate.

woodmoore.co.uk

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Summary

- Rent: £16,500 per annum
- VAT: Applicable
- Lease: New Lease

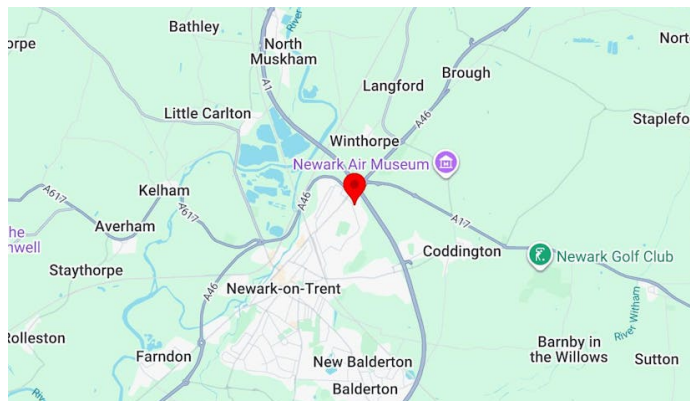
Further information

- [View details on our website](#)

Contact & Viewings



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Description

Modern and purpose-built trade counter/light industrial unit, set in a courtyard layout with ample circulation and parking.

Location

Enterprise Park is 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. 121,000. 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.

Accommodation

- Load bearing solid concrete floors
- Eaves height of circa 4.56 m rising to 5.5 m
- Translucent roof lights
- LED lighting
- Electric full height roller shutter door
- 3 Phase power
- WC facilities
- Office
- Ample car parking
- Concrete surfaced shared yard/circulation space
- Good access for Artics & HGV's

Name	Building Type	sq ft	Tenure	Rent	Service charge	Availability
Unit - A6	Light Industrial	1,843	To Let	£16,500 /annum	£2,030 /annum	Available
Total		1,843				



Services

Mains electricity, water and 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.

Service Charge

The tenant will pay an annual maintenance rent per sq ft pa to cover buildings insurance and maintenance to the estate - Details on request

Rateable Value

The Property had a rateable value of £10,000. An ingoing tenant may be able to apply for full small business rates relief and we recommend they make further enquiries with the local charging authority for confirmation.

