

Office TO LET

WOOD MOORE



Navigation House, Millgate, Newark, NG24 4TS

Serviced office accommodation situated in the heart of Newark with PARKING.

Summary

Tenure	To Let
Available Size	364 to 1,352 sq ft / 33.82 to 125.60 sq m
Rent	£3,950 - £13,418 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Character Office accommodation in attractive conservation area with views over the waterfront and castle
- On site car parking
- Business Rates relief available (subject to status)
- Various sizes available from 301ft² (27.96m²) to 1,352 ft² (125.65 m²) with meeting room and reception area
- TO LET - competitive rents available

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DESCRIPTION

The building houses a range of long standing tenants across the professional services sectors and are available on flexible lease terms. Off-road parking also comes with each suite.

LOCATION

Within walking distance to the town centre, Navigation House is located in Navigation Yard and forms part of the attractive Millgate Conservation Area which has benefited from much redevelopment in recent years and now consists of a pleasant mix of business, residential and leisure uses.

ACCOMMODATION

A range of office suites available to let with parking.

Name	Building Type	sq ft	Tenure	Rent	Monthly Rent	Availability
Suite - 9	Office	364	To Let	£3,960 /annum	£330	Available
Suite - 10	Office	1,352	To Let	£9,950 /annum	£829.17	Available
Total		1,716				

SERVICES

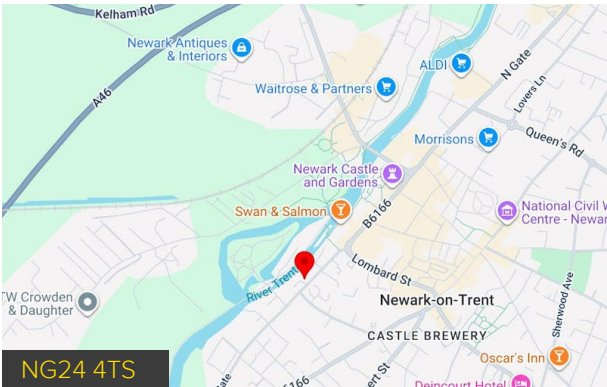
Rent is inclusive of heating, lighting, and cleaning of common areas together with free use of a good sized meeting room and parking (subject to availability on a day to day basis).

RATEABLE VALUE

All available offices have Rateable Values below the threshold for 100% small business rates relief. For further information, contact Newark & Sherwood District Council on 01636 650000

TENURE

The offices are available to let individually or, where adjacent, can be combined to form larger suites. Flexible tenancy agreements - length of term by negotiation. For lettings for a term of up to 3 years our client would envisage using a short 'in house' form of tenancy agreement. For terms in excess of 3 years or where the tenant elects to employ a solicitor, each party will to be responsible for their own legal & professional fees incurred in the creation of any new lease



Viewing & Further Information

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