



WOOD MOORE

Edgefield House, Vicarage Lane, Newark, NG23 6ES

To Let | 150 to 434 sq ft

Serviced offices situated in a stunning Grade II listed building.

woodmoore.co.uk

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Summary

- Rent: £3,000 – £7,950 per annum

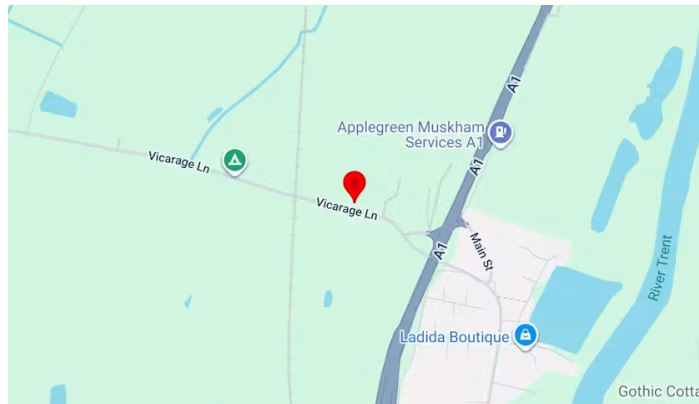
Further information

- [View details on our website](#)

Contact & Viewings



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Description

A Grade II Listed, former vicarage which is now used as quality office accommodation. The property has oil fired central heating, part airconditioned, intruder alarms and ample on-site parking.

Location

Edgefield House is situated off Vicarage Road, approximately half a mile from the centre of the village of North Muskham & adjacent to the A1. North Muskham is located approximately 4 miles north of the market town of Newark where the A1 meets the A46, & A17 trunk roads. Newark is an attractive and thriving market town with a resident population in the order of 37,000 serving a district population of approximately 100,000. The town is well served with excellent links via the A1, A46 & A17 trunk roads and the East Coast main rail line to London. The surrounding centres of Nottingham and Lincoln are approximately 30 minutes by road.

Accommodation

High quality managed office accommodation available to let in various sizes. The Rent Quote is inclusive of utilities and multiple suites can be taken to meet larger requirements. a schedule of the space currently available is tabled below

Name	sq ft	Tenure	Rent	Monthly Rent	Availability
Ground – Office	2 284	To Let	£4,950 /annum	£412.50	Available
2nd – Office	12 150	To Let	£3,000 /annum	£250	Available

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Services

All main services are connected to the property, oil fired central heating to radiators, with some offices having air conditioning.

Tenure

The premises are available 'To Let' on a simple short-form agreements, terms to be negotiated. Inclusive of service charge providing heating, electricity, water, buildings insurance, maintenance. *Incentives available, subject to status

Business Rates

All the offices have Rateable Values allowing for 100% Small Business Rate Relief (subject to status). All enquiries regarding Business Rates should be made directly to Newark & Sherwood District Council's Business Rates Department: (01636) 650000

Legal Fees

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating the lease.

