



WOOD MOORE

Unit 7 & 8 Denham Business Park, Newark, NG24 2EG

To Let | 3,000 to 6,000 sq ft

Brand New Trade-Counter Units – Frontage to Brunel Drive.

woodmoore.co.uk

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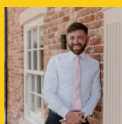
Summary

- Rent: £45,000 – £90,000 per annum
- Business rates: To be assessed on practical completion.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

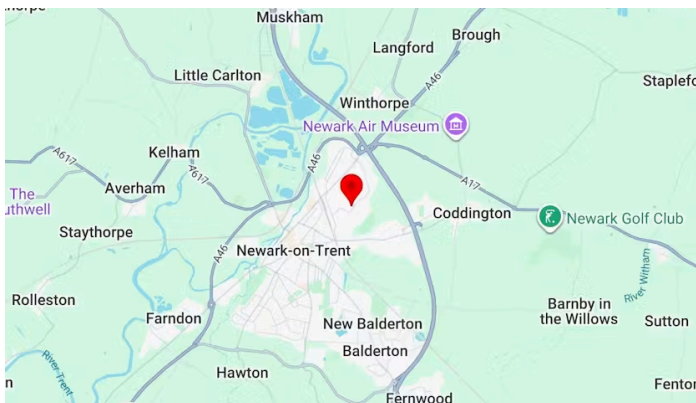
Contact & Viewings



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Description

BRAND NEW industrial / trade counter units of steel portal frame construction with insulated cladding to all elevations and electric roller shutter with a height of 4m. The unit benefits from an attractive glazed customer entrance adjacent dedicated loading and parking areas.

Ideal for a trade retail occupier.

Location

The property occupies a prominent 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.

Accommodation

The accommodation comprises the following areas with clear eaves of 6m:

Name	Building Type	Size	Tenure	Rent	Rent (sq ft)
Unit – Unit 8	Trade Counter	3,000 sq ft	To Let	£45,000 /annum	£15
Unit – Unit 7	Trade Counter	3,000 sq ft	To Let	£45,000 /annum	£15
Total					£15



Terms

TO LET on a new Full Repairing and Insuring lease with all terms negotiable.

Services

Mains services are connected, including 3-phase. Each Tenant is to confirm the suitability for their given use.

VOA

Each will be re-assessed following practical completion.

VAT

VAT will be charged where necessary, at the prevailing rate.

