

+ Industrial/Office + Industrial/Office +
**WAREHOUSE WITH ANCILLARY OFFICES
TO LET**



**UNITS 3/4 NEWARK BUSINESS PARK,
BRUNEL DRIVE, NEWARK.**

- Warehouse premises with ancillary offices & ample parking available – currently undergoing refurbishment.
- Situated in prominent position close to the junctions of A1, A46 & A17
- Warehouse accommodation approx. 18,494 ft² (1,718m²) with office accommodation approx. 924 ft² (86 m²) GIA
- TO LET on new FRI lease



01636 610906



www.woodmoore.co.uk

details

DESCRIPTION & LOCATION

The premises comprise warehouse with ancillary office accommodation, shared yard/circulation area and double roller shutter doors ideally located on Brunel Drive, Newark's principal industrial area and conveniently located approximately ¼ mile from the junction of the A1, A46 and A17 trunk roads. (The premises are shown for identification purposes only on the attached plan)

Newark is an historic and thriving market town with a district population of around 90,000. The town is served with excellent communication links being situated at the junction of the A1, A46 and A17 trunk roads and with rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham which are approximately 15 and 19 miles away respectively.

ACCOMMODATION

	ft ²	m ²
Warehouse (GIA)	18,494	1,718
Office (GIA)	924	86
TOTAL (GIA)	19,418	1,804

Externally there is a designated yard area with parking for vehicles.

SERVICES

All mains services are available for connection to the premises, although prospective purchasers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of the services for their proposed use.

BUSINESS RATES

The premises have a Rateable Value of £44,500 and are described as 'Warehouse and Premises'. (*Information obtained from Valuation Office Agency Website*).

TENURE

The premises are available To Let on a new Full Repairing & Insuring Lease for a term to be agreed.

SERVICE CHARGE

A service charge is payable in respect of common areas serving the estate. Details are available on application.

VAT

All sums quoted are exclusive of Value Added Tax which may be payable at the prevailing rate.

COSTS

Each party to be responsible for their own legal and other costs incurred in respect of creating the Lease.

VIEWING

For further details or to arrange a viewing please contact:

Garry Wood MRICS
Wood Moore & Co
Navigation House
48 Millgate
Newark NG24 4TS

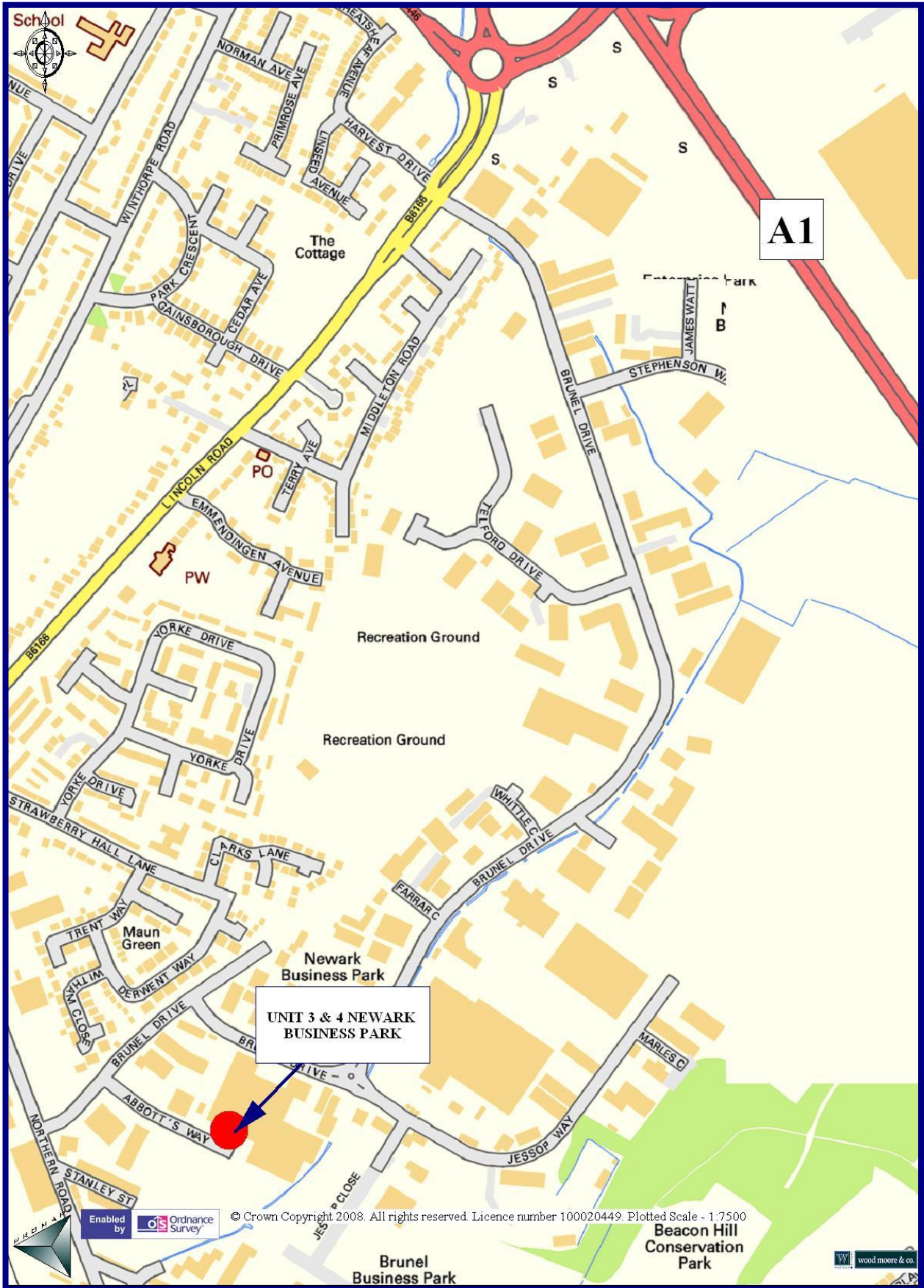
Tel: 01636 610906

Mob : 07790 831915

Email: garry@woodmoore.co.uk

REF: CS1256 (Amended 31.10.16)

UNIT 3 & 4 NEWARK BUSINESS PARK, BRUNEL DRIVE, NEWARK



(Location plan not to scale – for identification purposes only)