

+ Industrial + Industrial + Industrial +
**WORKSHOP/WAREHOUSE UNIT
TO LET**



**UNIT 5 NEWARK BUSINESS PARK,
ABBOTT'S WAY, NEWARK NG24 2EL**

- **Industrial workshop unit with office content
(Currently undergoing refurbishment)**
- **Secure yard and ample off street parking**
- **4,655 ft² (432.6 m²) main workshop with 762 ft² (70.8 m²)
ground & first floor offices plus mezzanine of 1,315 ft²
(122.2 m²)**
- **Available TO LET on new lease**



01636 610906



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DESCRIPTION & LOCATION

The property comprises a light industrial unit with office content set within a gated estate location at the heart of the Brunel Drive Industrial Estate area and is conveniently located approximately ½ mile from the junction of the A1, A46 and A17 trunk roads.

Newark is an historic and thriving market town with a resident population in the order of 35,000 and 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.

The property is shown, for identification purposes only on the attached ordnance survey extract.

ACCOMMODATION

The accommodation arranged over 2 floors comprises:

Ground Floor	ft ²	m ²
Workshop	4,655	432.6
Mezzanine	1,315	122.2
Offices	378	35.1
First Floor		
Offices	384	35.7
Total (GIA)	6,732	625.6

Externally – The unit is set within a gated estate with ample parking and delivery provision.

SERVICES

All mains services are understood to be available for connection although prospective purchasers should satisfy themselves as to the availability suitability and capacity thereof.

RATEABLE VALUE

The premises have a Rateable Value of £15,750 and are described in the rating list as 'workshop & premises'

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned. A copy of the Certificate will be available upon request.

TENURE

The property is available To Let on new Full Repairing and Insuring lease.

SERVICE CHARGE

A service charge is payable in respect of common areas serving the estate. Further details in respect of individual units, is available on request.

VAT

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

COSTS

Incoming tenant will be required to pay the landlord's legal fees incurred in creation of the lease.

VIEWING

For further details relating to these premises or to arrange a viewing please contact:

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NEWARK BUSINESS PARK, BRUNEL DRIVE, NEWARK



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