



WOOD MOORE & CO.



Navigation House Business Centre, Millgate, Newark NG24 4TS

- **Character Office accommodation in attractive conservation area with views over the waterfront and castle.**
- **Various sizes available from 301ft² (27.96m²) to 527 ft² (49 m²) with meeting room and reception area.**
- **On site car parking, (subject to availability)**
- **TO LET - competitive inclusive rents available.**
- **No Business Rates (subject to status)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



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.

DESCRIPTION

Newark is an historic and thriving market town with a resident population in the order of 37,000 and a district population of around 115,000. The town is served with excellent communication links being situated at the A1, A46 & 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 & 19 miles away respectively.

Accommodation

Description	ft ²	m ²	£ pcm excl VAT
2F Office 5	301	28	£329
FF Office 7	527	49	£459
FF Office 9	364	34	£330
TOTAL (GIA)	1,192	111	

EXTERNALLY

Parking: There is a shared car park accessed directly off Millgate. The spaces in the car park are subject to availability on a daily basis.

SERVICES

Rent is inclusive of heating, lighting, electricity and cleaning of common areas.

BUSINESS RATES

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

COSTS

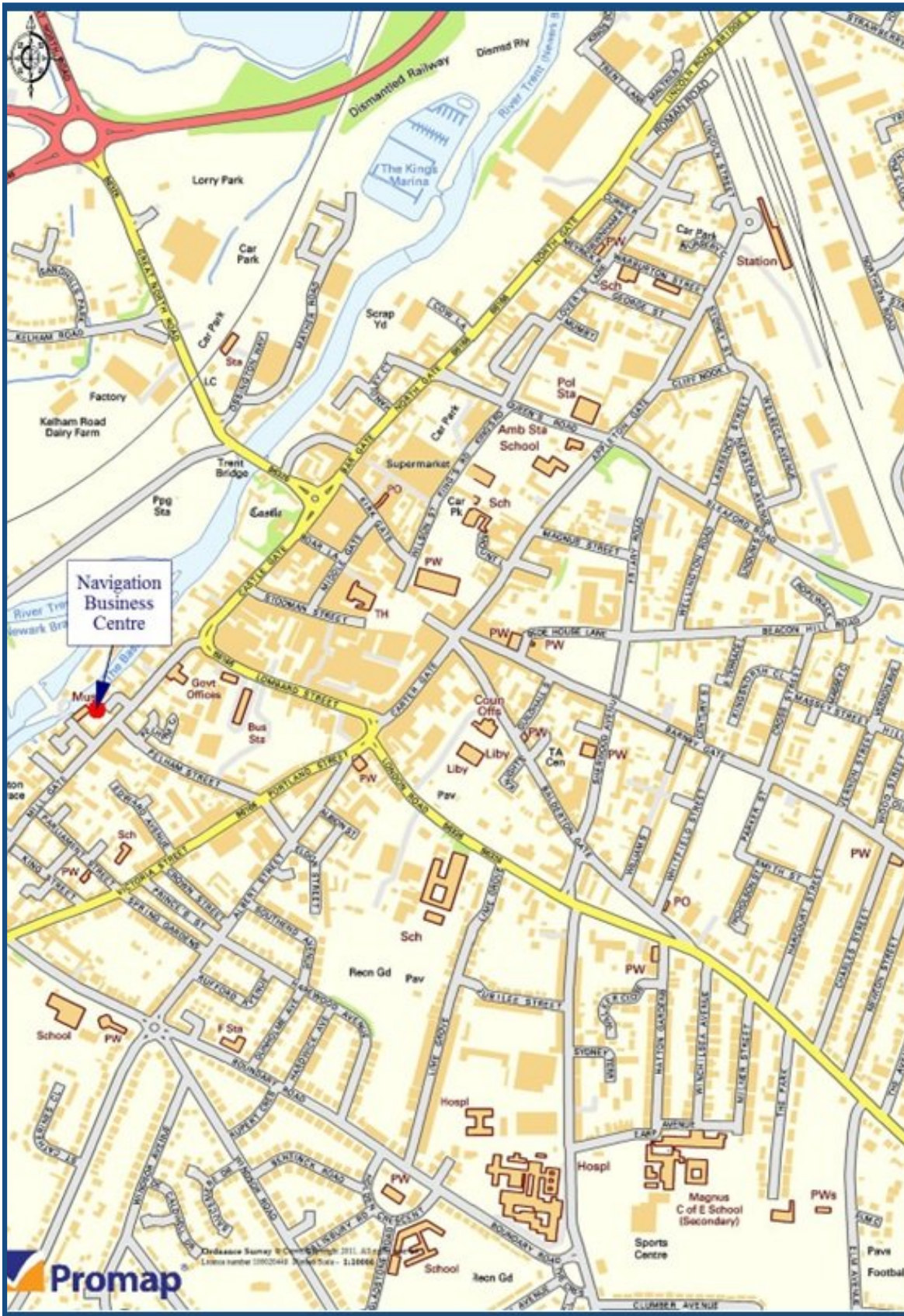
For lettings for a term of up to 3 years our client would envisage using a short 'in house' form of tenancy agreement. For terms in excess of 3 years or where the tenant elects to employ a solicitor, each party will to be responsible for their own legal & professional fees incurred in the creation of any new lease

VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact our offices directly on: 01636 610906



Internal View of Property



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (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 on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate