



# WOOD MOORE & CO.



## UNIT 17 Newark Business Park, Brunel drive, Newark NG24 2EG

- High quality unit content in secure yard environment
- 3,732 ft<sup>2</sup> (347 m<sup>2</sup>) with 6.0 m minimum eaves height
- Can combine with adjacent if required: Unit 16: 7,832 ft<sup>2</sup> (728 m<sup>2</sup>) to give a total area of 11,563 ft<sup>2</sup> (1,074.0 m<sup>2</sup>)
- Situated on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- To Let on a new lease £17,750 + VAT

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## LOCATION

Newark Business Park occupies a prominent corner 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.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

## DESCRIPTION

Purpose built modern industrial or warehouse unit with good office content in a private estate setting. The accommodation provided comprises:

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Unit 16</b>	7,226	675
<b>Unit 16 FF Offices</b>	605	56.2
<b>Unit 17</b>	3,732	347
<b>Total</b>	11,563	1,074

## Externally

The unit has its own dedicated parking provision (5 spaces) within a secure yard environment proving good delivery access.

## SERVICES

Mains electricity, water & drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

## BUSINESS RATES

The rating assessment is currently combined with the adjacent unit and will need to be split if occupied separately. All enquires regarding Rates Payable should be made to Newark & Sherwood District Council 01636 650000

## ENERGY PERFORMANCE

A new EPC has been commissioned and will be available on request

## SERVICE CHARGE

Service charge is payable in respect of common areas of the estate & security. Charges for the current year are £4,589.70. Further details available on request.

## TENURE

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

## RENT

<b>Unit 17</b>	£17,750 + VAT
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## DEPOSIT

A deposit equivalent to 3 months' rent is payable in respect of this property.

## COSTS

The incoming tenant to be required to make a non-refundable contribution of £1,500 towards landlord's legal fees.

## VIEWING

For further information including plans & drawings, or to arrange a viewing, please contact:

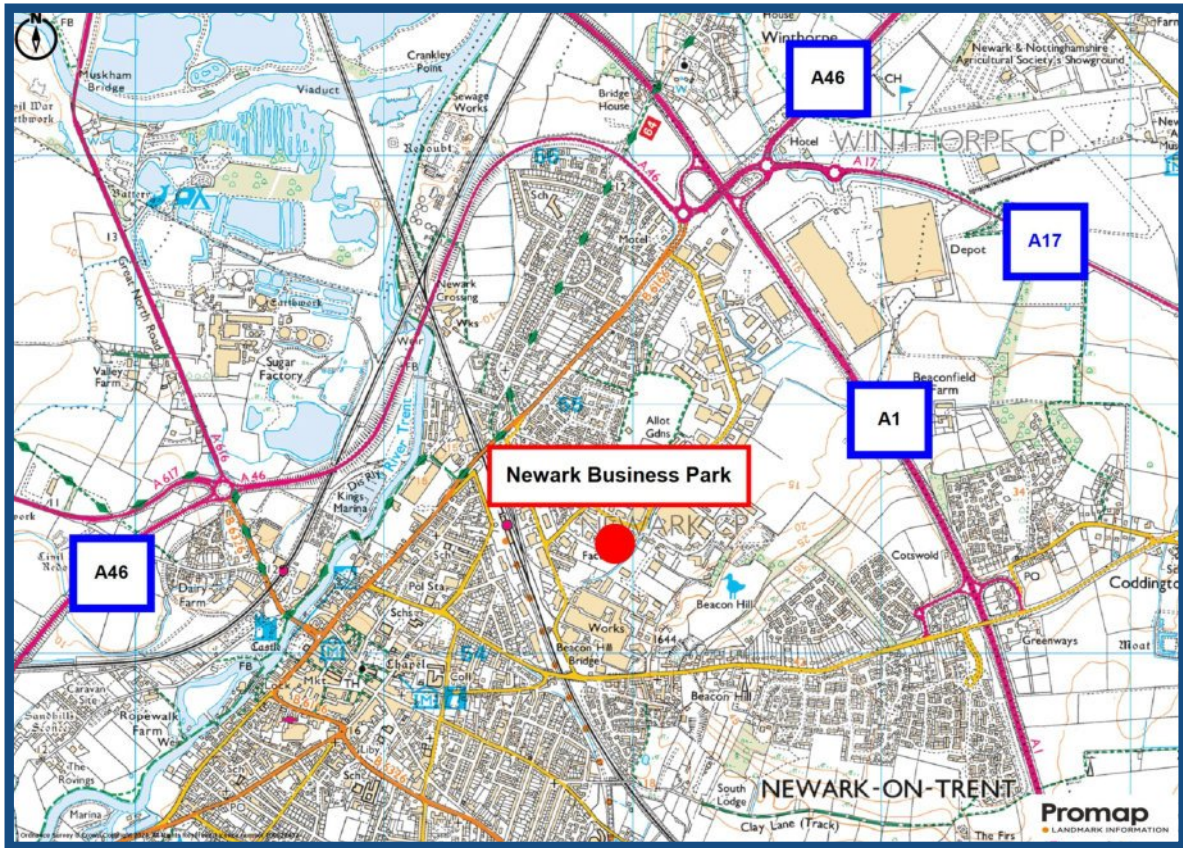
Garry Wood MRICS

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Internal View of Warehouse



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