



TO LET - UNIT 4 SANIGAR COURT, OFF WHITTLE CLOSE,
BRUNEL DRIVE NEWARK. NG24 2DT

- Light Industrial unit on gated courtyard site
- Approx 2,443 ft² (226.9 m²) with parking & loading provision
- Excellent access to A1/A46/A17 junctions
- TO LET @ £16,495.00 plus VAT - Available October 2024

LOCATION

Sanigar Court is situated 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 approx. 121,000. 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 light industrial unit in a gated courtyard development of 8 similar units. Each unit has its own dedicated parking and there is a shared yard/circulation space

Accommodation

Description	ft ²	m ²
UNIT 4	2,443	226.9

EXTERNALLY

There is concrete surfaced shared yard/circulation with designated parking for each unit.

SERVICES

All mains services are connected to the units although prospective tenants are advised to make their own enquiries as to the suitability or capacity of the services.

ENERGY PERFORMANCE

The unit has a EPC rating of B(38)

TENURE

To Let on a new Full Repairing & Insuring Lease at an initial rent of £16,495 + VAT

BUSINESS RATES

The unit has a rateable value of £13,000. A tenant tenant may eligible for Small business rates relief. All enquires regarding Rates payable should be made to NSDC on 01636 650000.

SERVICE CHARGE

A service charge is payable in respect of the up keep of the common areas/facilities serving the estate. Charges for the current year ending 31.03.25 are £1,156.08 + VAT

VAT

All sums quoted are exclusive of VAT which will be payable at the prevailing rate

COSTS

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating a new lease.

VIEWING

For further information, or to arrange a viewing, please contact:

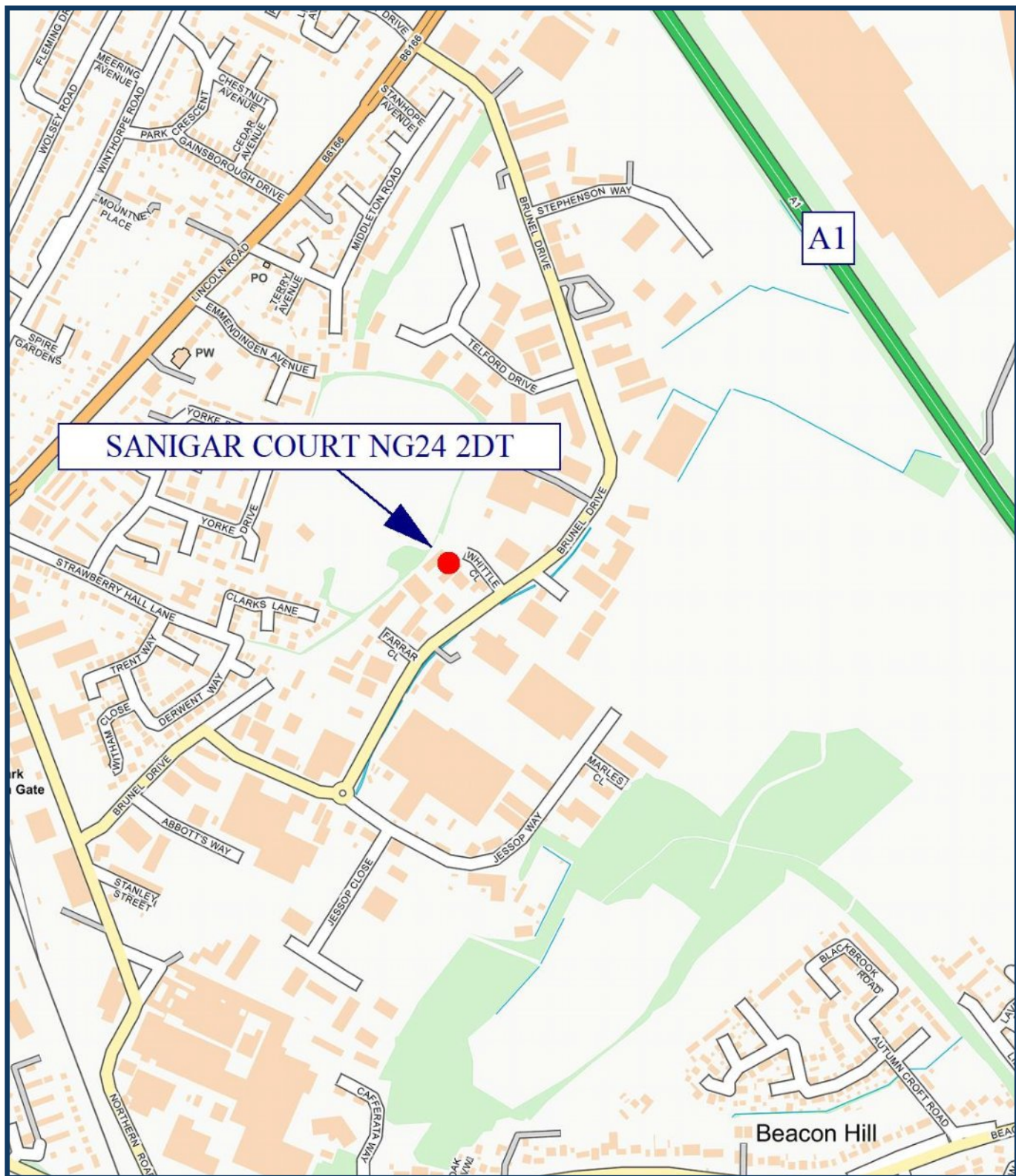
Wood Moore & Co Ltd

E: enquiries@woodmoore.co.uk

T: 01636 610906



General Internal View of Property



SANIGAR COURT NG24 2DT

A1

Beacon Hill

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