



# TO LET - 18a BALDERTONGATE, NEWARK NG24 1UE

- First Floor office suite approximately 964 ft<sup>2</sup> (89.56 m<sup>2</sup>)
- Self contained suite providing open plan office, air conditioned accommodation with separate meeting room, kitchen, WC & shower.
- Short walk to historic Market Place & Town Centre
- To Let on a new Lease at £6,750 p.a. exclusive

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



# LOCATION

The property is situated close to Newark's historic town centre, just off the Market Place in a busy location with good footfall between the London Road car park and the Market Place. The premises are above Pratt & Gelsthorpe showroom.

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

The accommodation is accessed via a selfcontained ground floor entrance with stairs leading to first floor. Parking for one car is included.

| Description  | ft <sup>2</sup> | m <sup>2</sup> |
|--------------|-----------------|----------------|
| Main office  | 658             | 61.15          |
| Meeting room | 187             | 17.34          |
| Kitchen      | 119             | 11.06          |
| WC & shower  | -               | -              |
| Total        | 964             | 89.55          |

## SERVICES

All mains services are understood to be available for connection. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

### **ENERGY PERFORMANCE**

The property has an EPC rating of D(88)

## **BUSINESS RATES**

The property has a rateable value of £6,500. An ingoing tenant may be eligible for small business rates relief (subject to status) all enquiries regarding business rates should be made directly to NSDC's Business Rate department on Tel: 01636 650000

# TENURE

The property is available to Let on a new lease at a rent of £6,750 pa exclusive (subject to lease terms and status).

## VAT

All sums quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs incurred in the creation of the lease.

#### VIEWING

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

Wood Moore & Co Ltd E: <u>enquiries@woodmoore.co.uk</u> Our Ref: CS1853



**Internal view of Meeting Room** 

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 place. (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