



# WOOD MOORE & CO.



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**

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## 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 self-contained 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 incoming 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: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)

Our Ref: CS1853



Internal view of Meeting Room