



# WOOD MOORE & CO.



UNIT 2, QUARRY FARM, BOWBRIDGE LANE, NEWARK NG24 3BZ

- **Workshop unit on a plot of approx. 0.25 acres (mostly concrete hardstanding)**
- **Unit 2 - 1,737 ft<sup>2</sup> (161.4 m<sup>2</sup>)**
- **Secure palisade enclosed yard**
- **Ideal for contractors yard, plant hire, engineers, etc.**
- **Potential for 100% Small Business rates Relief (subject to status)**
- **TO LET £12,000 per annum**

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## LOCATION

Quarry Farm is located approximately 2 miles to the south of Newark town centre with good access to the A1 at Balderton via the newly constructed Middlebeck section of the town's southern by-pass.

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 unit is accessed via a private estate road off Bowbridge Lane and comprises a portal framed unit with substantial secure concreted yard enclosed with metal palisade fencing. The site is shown for identification purposes only on the plan below. The accommodation provided comprises:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>UNIT 2</b>		
<b>Ground Floor</b>	1,737	161.4
<b>GIA</b>	1,737	161.4

## SERVICES

Mains 3-phase electricity and water are connected to the property. Interested parties should make their own enquiries to the relevant providers as to the availability, capacity & suitability of the services for their intended use

## BUSINESS RATES

Unit 2 has a Rateable Value of £9,600 and therefore occupiers may be eligible for 100% Small Business Rates Relief(subject to status)

All enquires regarding rates payable should be made to NSDC on 01636 650000.

## TENURE

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

## RENT

£12,000 p.a. (VAT is not payable in respect of this property)

## COSTS

Each party to be responsible for their own legal and other costs incurred in any transaction.

## VIEWING

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

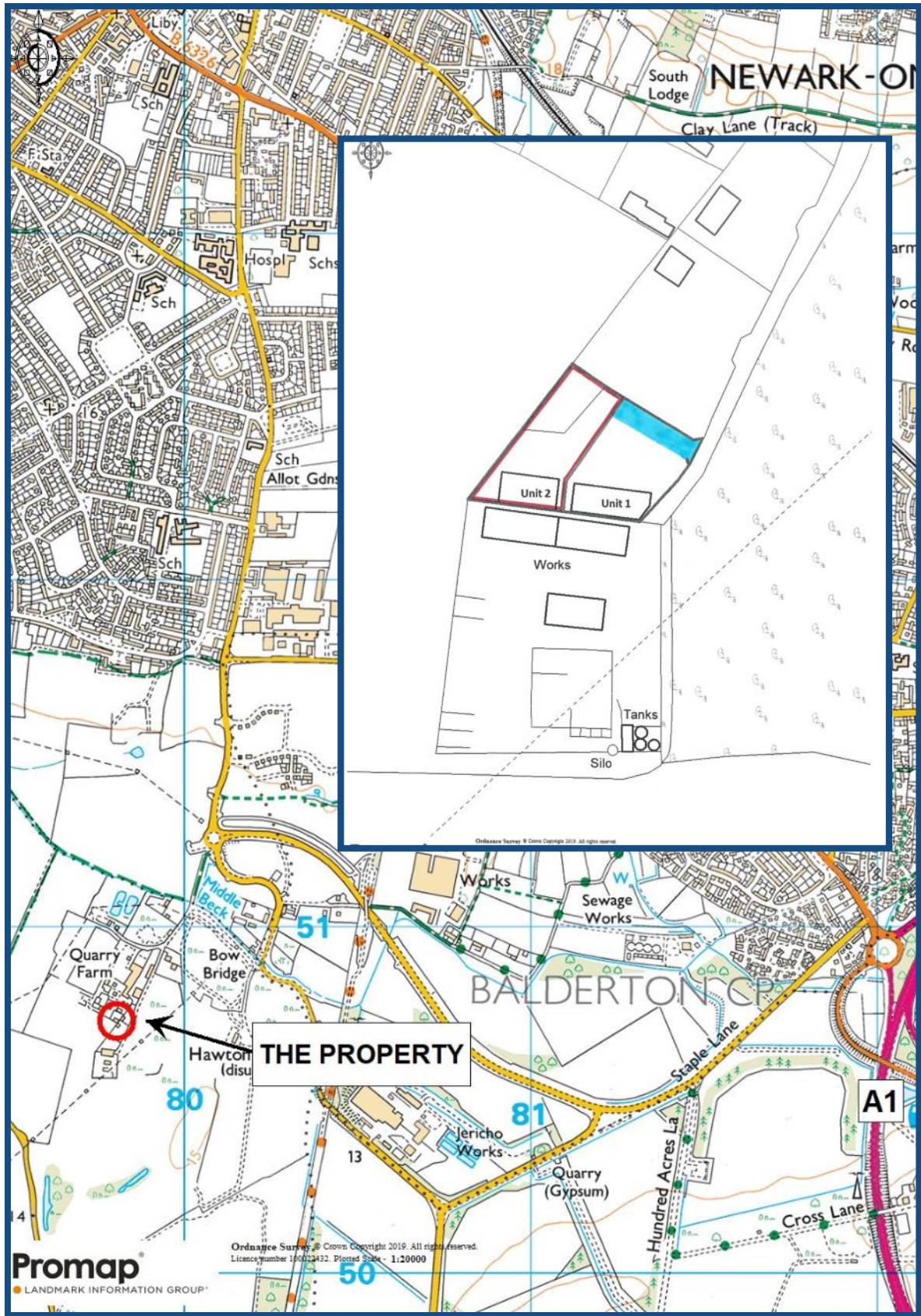
Garry Wood MRICS

E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

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General Internal View of Workshop



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