



WOOD MOORE & CO.



Oak Tree Court, Brunel Drive, Newark NG24 2EG

- 5 Good quality modern units within secure yard (site area 1.065 acres)
- 22,487 ft² (2,089.3 m²) in total with 5.5 m minimum eaves height
- Ideal opportunity for owner occupiers or investors
- Prominently situated on the town's main industrial estate
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- FOR SALE with vacant possession

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



LOCATION

Oak Tree Court occupies a prominent 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 warehouse units with good office & mezzanine content with secure self-contained yard area.

Description	ft ²	m ²
Unit 1 - Warehouse/Workshop	4,160	386.6
Mezzanine	390	36.2
Unit 2 - Warehouse/Workshop	3,116	289.5
Mezzanine/Office	484	45.0
Unit 3 - Warehouse/Workshop	3,116	289.5
Mezzanine/Storage	924	85.8
Unit 4 - Warehouse/Workshop	4,160	386.6
Mezzanine/Office	426	39.6
Oak Tree House - Warehouse/Offices	4,110	381.8
Mezzanine	1,601	148.7
Total (GIA)	22,487	2,089.3

Externally

The units are within a self-contained site extending to 1.065 acres (0.431 ha) enclosed with palisade fencing and gates with 2 direct access ways on to Brunel Drive.

ENERGY PERFORMANCE

The property has an EPC Rating of D(79).

SERVICES

Mains 3-phase 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

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BUSINESS RATES

The property is subject to the following assessments:

	Rateable Value
Unit 1	£24,500
Unit 2	£17,500
Unit 3 & 4	£38,500
Oak Tree House	£20,500

All enquires regarding Rates Payable should be made to Newark & Sherwood DC on 01636 650000

TENURE

The units are available For Sale, Freehold with vacant possession.

PRICE

£1,750,00 + VAT

COSTS

Each party to be responsible for their own legal fees although the the buyer will be required to give an undertaking against abortive legal costs.

VIEWING

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

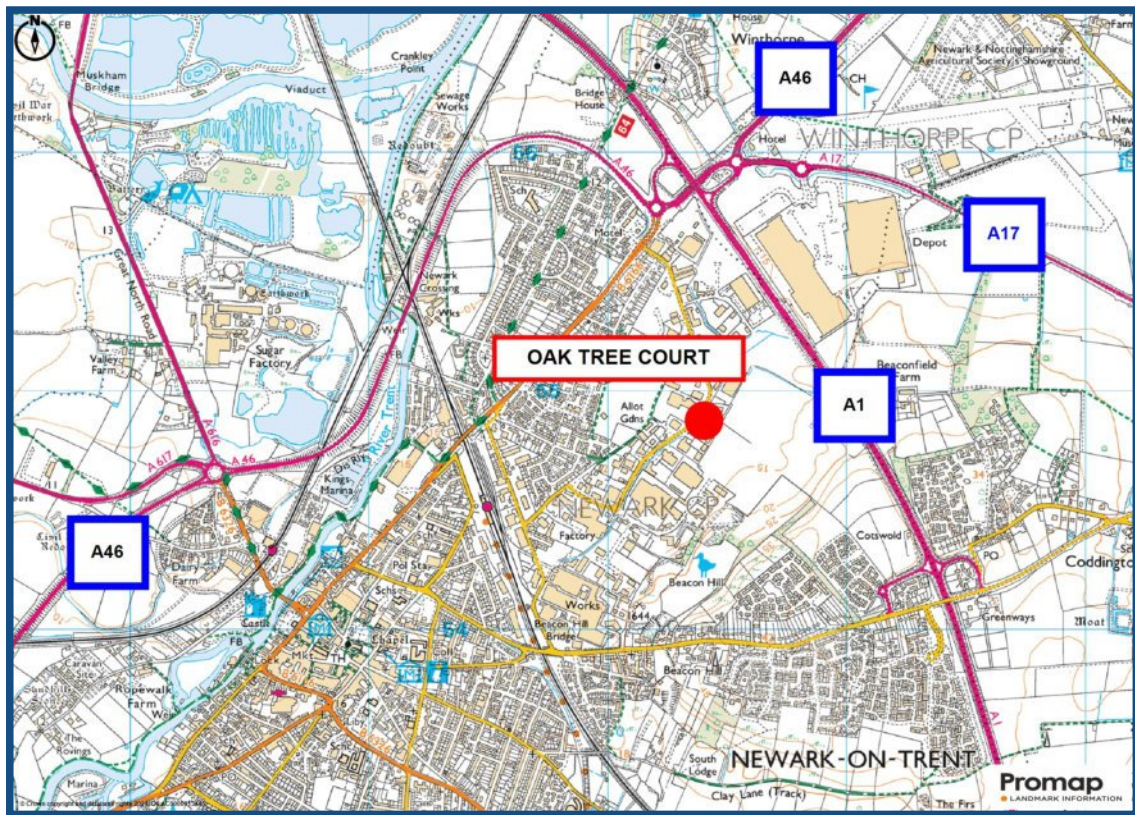
Garry Wood MRICS

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T: 07790 831915



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