



# WOOD MOORE & CO.



TO LET - UNIT A6 ENTERPRISE PARK, NEWARK. NG24 2DZ

- **Modern trade counter/light industrial workshop unit in prominent Industrial estate location**
- **Industrial Unit - 1,843 ft<sup>2</sup> (171.22 m<sup>2</sup>) with office & WC provision**
- **Excellent access to A1/A46/A17 junction & trains to London Kings Cross**
- **TO LET Incentives available (subject to status)**

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## LOCATION

Enterprise Park 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

A modern purpose-built trade counter/light industrial unit, which is set in a courtyard layout with ample circulation and parking. The accommodation provided comprises:

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>UNIT A6</b>	1,843	171.22
<b>Office &amp; WC</b>		
<b>TOTAL (GIA)</b>	1,843	171.22

- Load bearing solid concrete floors
- Eaves height of circa 4.56 m rising to 5.5 m
- Translucent roof lights
- LED lighting
- Electric full height roller shutter door
- 3 Phase power
- WC facilities
- Office
- Ample car parking
- Concrete surfaced shared yard/circulation space
- Good access for Artics /HGV's

## EXTERNALLY

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

## ENERGY PERFORMANCE

An EPC has been commissioned and will be available shortly.

## RENT

To Let on an internal repairing lease at an initial rent of 16,500.00 pa excl

## LEASE TERMS

The following lease terms are available:

- 3-year lease with no break clause  
– a 5% discount will be applied to the rent.
- 3-year lease with a 12 month rolling tenant break option – no discount or flexibility
- 3-year lease with a 3 month rolling contract  
– 10% premium on the rent

**RENT DEPOSIT** is required.





## SERVICES

All mains services are available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

## BUSINESS RATES

The unit has a rateable value of £8,900. An incoming tenant may be able to apply for small business rates relief. All enquires regarding Rates payable should be made to NSDC on 01636 650000.

## MAINTENANCE

The tenant will pay a maintenance rent per sq ft pa to cover buildings insurance and maintenance to the estate-currently £2030.00 pa excl.

## VAT

The rent and maintenance rent are subject to VAT at the prevailing rate.

## VIEWING

For further information, or to arrange a viewing, please contact: (OUR REF: CS1816)

Wood Moore & Co Ltd

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

T: 01636 610906





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