

Unit 21, Roseland Business Park | Normanton Lane | Long Bennington |
Newark | NG23 5FF



DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH GATES AND SECURE REAR YARD



TO LET

4,817 ft²

(447.5m²)

- Detached industrial/warehouse unit with office and welfare facilities
- Strategically located with private access to A1
- On-site parking
- 24/7 security and unrestricted access
- Full height roller shutter doors
- Gated rear yard (potential to extend)

LOCATION

The property is strategically located 3 miles from the A1 via a private access road. Beneficially it also has additional access from Normanton Lane

The site offers 24-hour manned security and 24-hour access with terrific access to the national road network.

DESCRIPTION

This building provides a detached unit with gated self-contained rear yard and car parking to the front.

The specification for the property includes:

- Steel portal framed unit
- Clear span space
- Full height roller shutter door
- Solid concrete floors
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Offices and WC facilities
- Large gated self-contained yard (Potential to extend)
- Car parking to the front and side elevation



FLOOR AREAS

Unit 21	SQ M	SQ FT
Total	447.5m ²	4,817ft ²

RENT

The unit is available on flexible lease terms with a quoting rent:

£36,000 per annum exclusive
(Thirty-Six thousand pounds)
(£7.47 per sq ft)

BUSINESS RATES

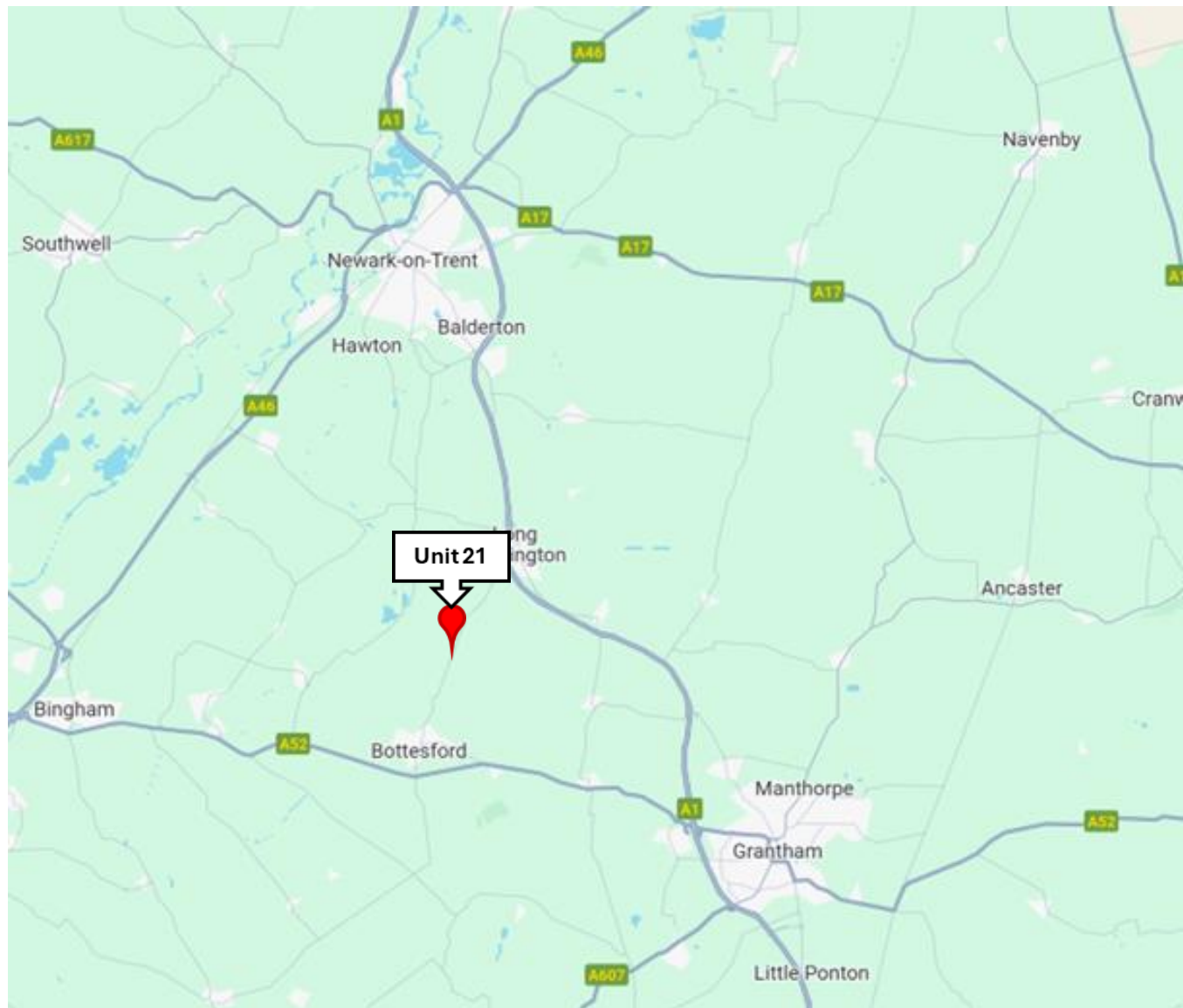
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£26,000**

VAT

We understand that VAT to be payable upon rent and service charge due





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EPC

The unit has an EPC rating of **D85**

SERVICE CHARGE

A service charge will be levied for contribution towards the maintenance and upkeep of the shared parts of the estate

CONTACT

For further information or to arrange a viewing please contact:

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