# Unit 28, Roseland Business Park I Normanton Lane I Long Bennington I Newark I NG23 5FF



## INDUSTRIAL/WAREHOUSE UNIT SUITABLE FOR PRODUCTION OR STORAGE WITH OFFICES AND PARKING TO THE FRONT



## TO LET

12,731 ft<sup>2</sup>

 $(1.183 \text{ m}^2)$ 

- Rent on application
- Self-contained industrial/warehouse unit with office and welfare facilities
- Strategically located with private access to A1
- 24/7 security and unrestricted access
- Full height electric roller shutter doors
- 4.1m eaves height



## **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 cost effective warehouse solution or potential production space with the added benefit of car parking to the front.

The specification for the property includes:

- 4.1 metre eaves
- Large electric roller shutter door
- Clear span space
- Solid concrete floors
- Lighting
- Translucent roof lights
- Offices and WC's to the front
- Car parking to the front









## **FLOOR AREAS**

Unit 28	SQ M	SQ FT
Warehouse	1,101m <sup>2</sup>	11,854ft <sup>2</sup>
Office	82m <sup>2</sup>	877ft <sup>2</sup>
Total	1,183m²	12,731ft <sup>2</sup>



ROA - Rent on application

## **BUSINESS RATES**

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

Rateable Value from 1st April 2023: £58,500

## **VAT**

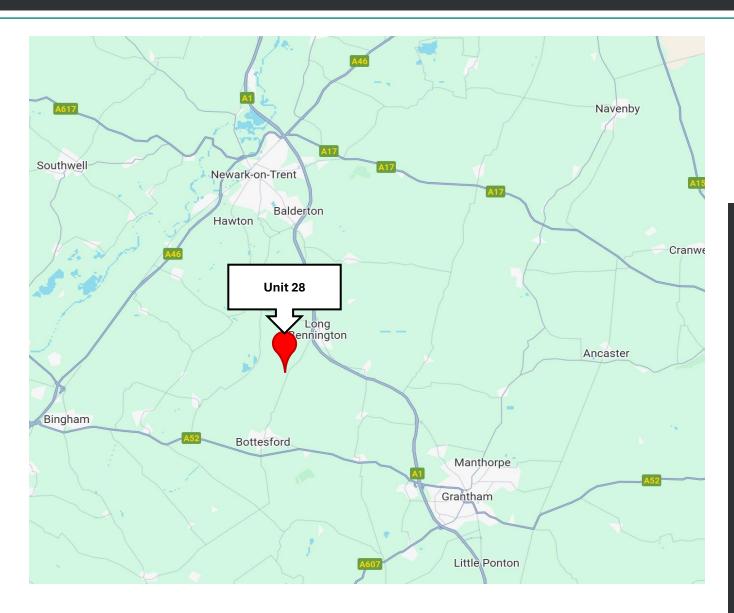
We understand that VAT to be payable upon rent and service charge due











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## **EPC**

The Unit has an EPC rating of C70

#### **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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