

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



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



TO LET

12,731 ft²

(1,183 m²)

- 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 ²	11,854ft ²
Office	82m ²	877ft ²
Total	1,183m ²	12,731ft ²

RENT

ROA - Rent on application

BUSINESS RATES

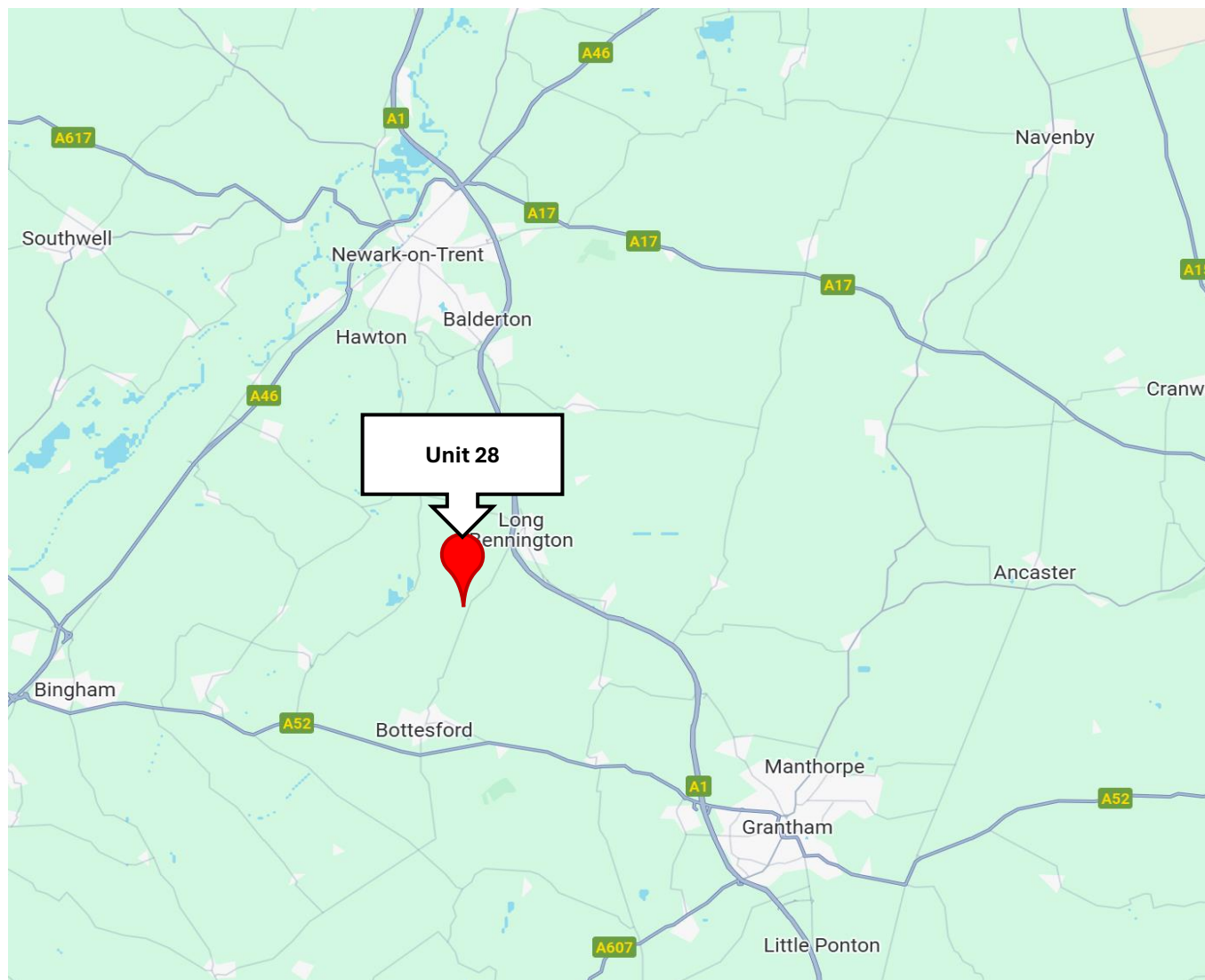
From enquires of the valuation office website we understand the following:

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

VAT

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





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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