

Unit 3B, Roseland Business Park | Normanton Lane | Long Bennington |
Newark | NG23 5FF



COST EFFECTIVE PRODUCTION/WAREHOUSE UNIT WITH LARGE SECURE YARD (APPROX 0.95 ACRES) TO THE REAR



TO LET

15,712 ft²

(1,459m²)

- Available from Oct 25
- Self contained warehouse/production unit
- Large secure yard – approx. 0.95 acres
- 7.6m Eaves at the highest point down to 4.9m
- FF offices and welfare facilities
- 24/7 security and unrestricted access
- Full height roller shutter doors

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 self-contained unit with gated/secure rear yard and car parking to the front

The specification for the property includes:

- Large secure yard of approx. 0.95 acres
- 2 full height roller shutter doors
- Solid concrete floors
- FF Offices and WC facilities
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Clear span space
- Car parking to the front



FLOOR AREAS

Unit 3B	SQ M	SQ FT
Building	1,459m ²	15,712ft ²

RENT

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

£130,000 per annum exclusive
(One Hundred and Thirty thousand pounds)
(£8.27 per sq ft)

BUSINESS RATES

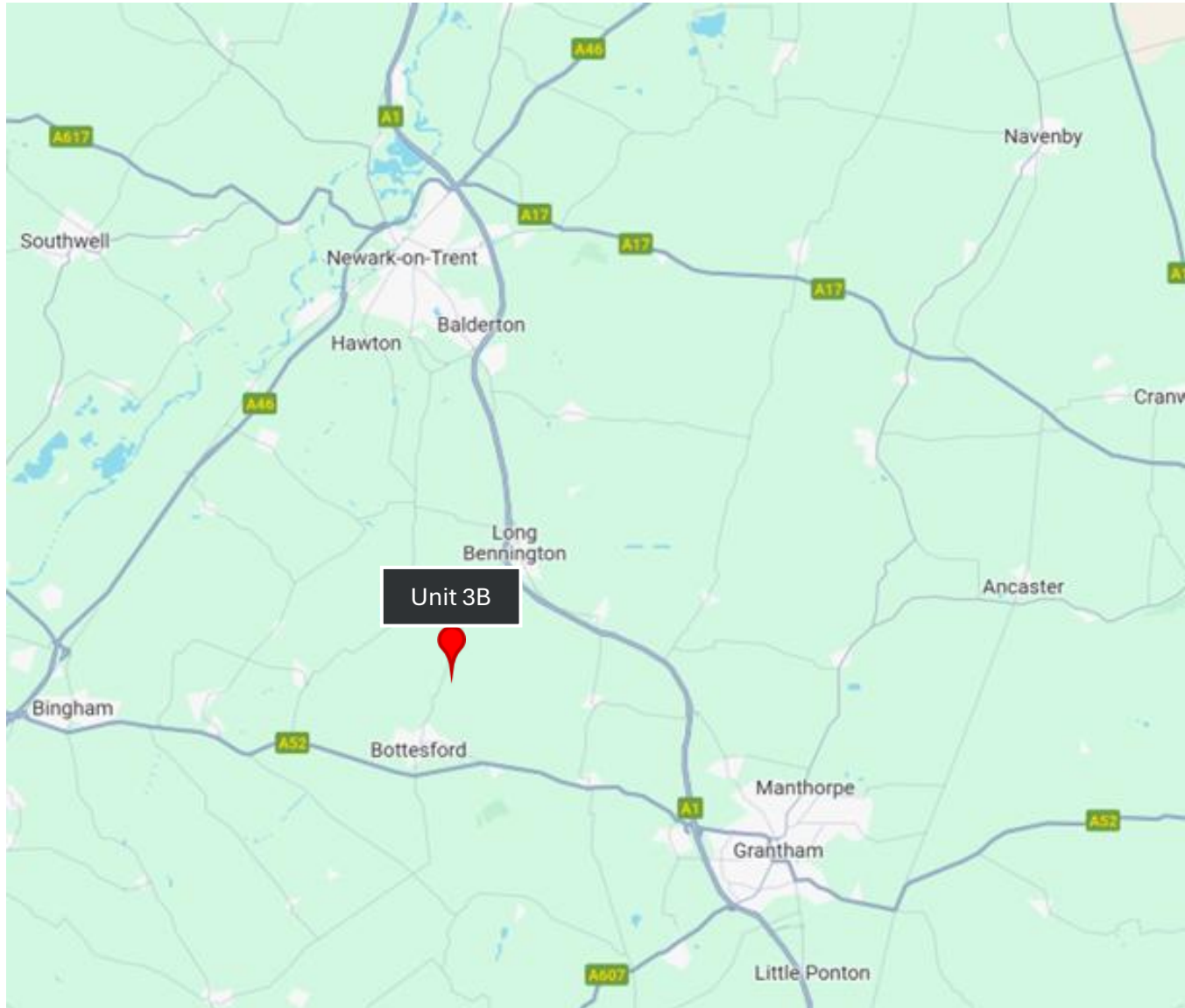
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£73,500**

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 **D78**

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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