



Everyday Champions Centre
Jessop Close
Brunel Drive
Newark
NG24 2AG

SUBERB MODERN OFFICE &
CONFERENCING FACILITY
FOR SALE or TO LET

- High Quality modern office & conferencing facility
- 15,500 ft² (1,440 m²) over 2 floors on 1.0 acre (0.405 ha) site with 90 parking spaces
- Adjacent 0.62 acre (0.251 ha) land providing for expansion or separate development
- 6.5m eaves/lift/exceptional welfare facilities
- Excellent access to A1/A46/A17 junctions
- Kings Cross 1 hr 15m
- Change of Use to E, B2 & B8 submitted

FOR SALE - £1,650,000 or

TO LET - £110,000 p.a. (building only - adjacent land by negotiation)



Location

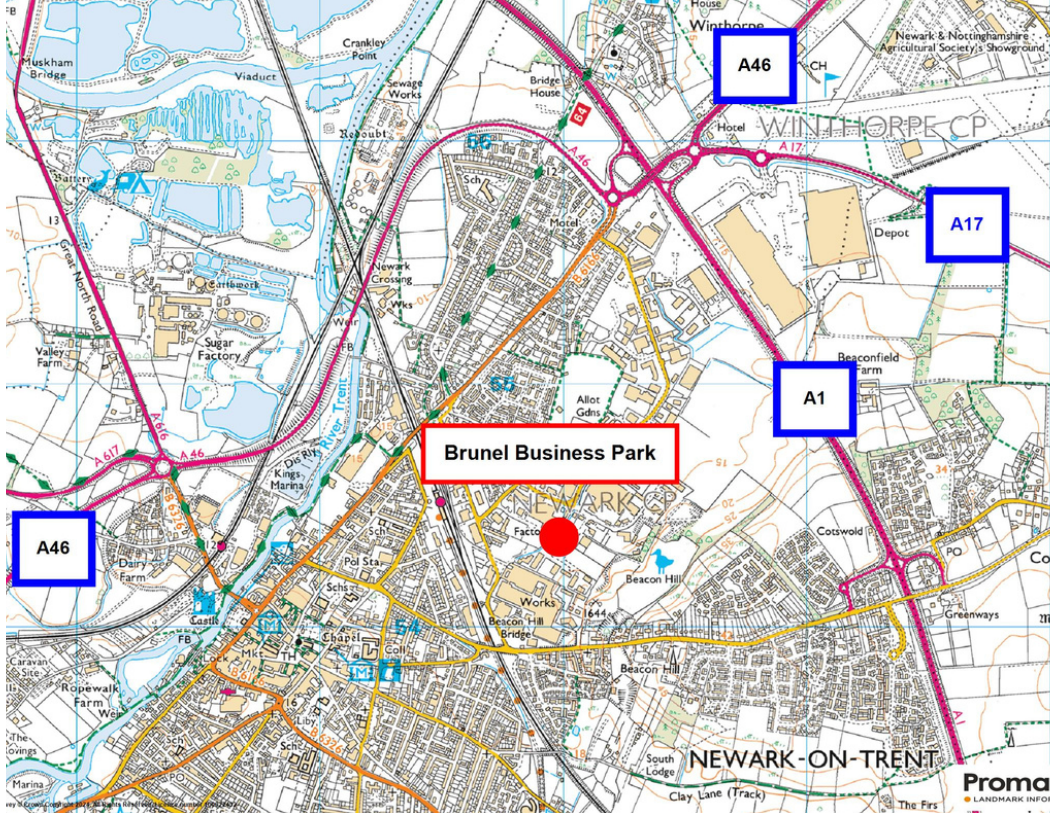
Situated on the popular Brunel Drive industrial estate close to the junction of the A1, A46 & A17 and than ½ a mile from Northgate train station providing quick access to London. The town centre is less than a mile away offering a wide range of amenities. Newark is an attractive & thriving market town well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

Description

Known as the Everyday Champions Centre, this high quality community conference centre, auditorium & office building was constructed in 2008 by renowned local developers, Lindum. A detached portal framed construction (min. 6.5 m eaves) allows for reconfiguration to suit a variety of office and business users & the adjacent land allows for expansion or separate development. The building is currently configured to provide a mixture of mainly open plan office, meeting & auditorium space with feature reception area, passenger lift and good quality welfare facilities. Floor plans & additional information is available on our website.

ACCOMMODATION SCHEDULE

	Size (ft²)	Size (m²)
Ground Floor	10,850	1,008
First Floor	4,650	432
Total	15,500	1,440
Additional Land	0.62 (acres)	0.252 (hectares)



Further Information

SERVICES

Electric (including 3 phase), gas, water and drainage are connected. Interested parties are advised to confirm the suitability or capacity of these services for their intended use.

EPC

The property is currently exempt (place of worship).

TENURE

The Property is available on the following basis:

FOR SALE: Building only £1,650,000 & Land at £295,000 or

TO LET: Building only at £110,000 p.a.

BUSINESS RATES

The property is currently exempt (church use) and will be subject to re-assessment on change of use

PLANNING

the property was purpose built as a Church based charity, community conference rooms, offices, cafe and crèche with outdoor play area (use class F1). An application for change if use Use Classed E, B2 & B8 is currently submitted. Interested parties could make their own enquiries to the LPA. Each party will be responsible for their own legal costs in documenting the transaction.

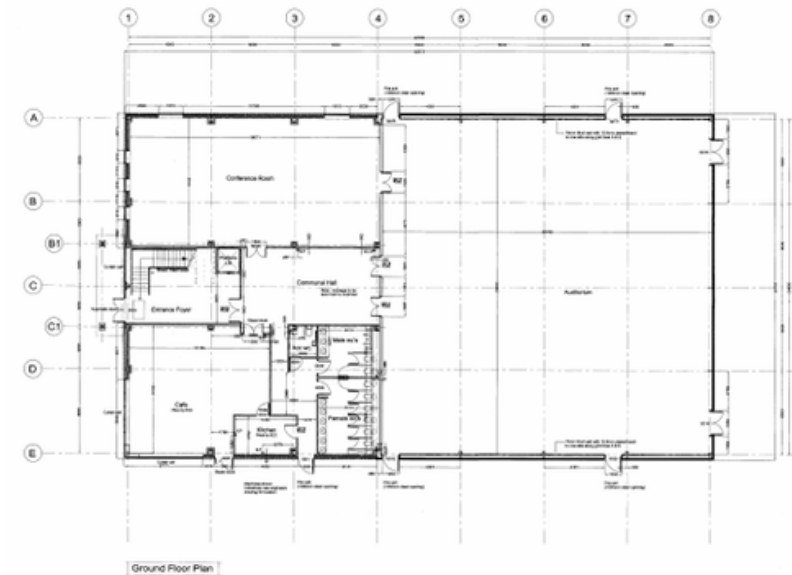
VAT

All sums quoted are exclusive of, but may be liable to, VAT. The vendor's position is reserved. Interested parties should take their own independent advice in respect of VAT.

VIEWINGS

Strictly by appointment only: Wood Moore & Co Ltd

Tel: 01636 610906



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