

The Kiln, Mather Road  
Newark NG24 1FB

**2,264 SqFt** (210.33 SqM)

- Open plan offices
- Excellent access to Newark
- Prominent location
- On site secure parking

TO LET



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4 Sidings Court, Doncaster DN4 5NU



## LOCATION

The Kiln is located to the north of Newark town centre off Mather Road which can be accessed off the Great North Road (B6326).

The property is within walking distance of Newark town centre, together with Newark Castle Rail Station and is located directly opposite Waitrose.

## DESCRIPTION

The Kiln is one of the most prominent office buildings in Newark, located directly opposite Waitrose. The available office accommodation comprises an open plan first floor office suite of 2,264 sq ft.

The specification includes:-

Fully raised access floors incorporating floor boxes  
Suspended ceiling with recessed fluorescent strip lights  
Wall mounted radiators

The property has passenger lift access and male and female toilet facilities are situated on alternative floors  
The property also benefits from 24/7 access and the suite will have demised car parking spaces.

- \* - EPC Rating D84
- \* - Well located overlooking the River Trent
- \* - Close to Newark Castle Railway Station
- \* - Open plan accommodation
- \* - Demised on site car parking spaces

A service charge covers the common areas.

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Additional car parking is also available nearby.

## RENT

A new lease is available for a term of years to be agreed at a rent of £18,000 per annum. Incentives may be available; please contact the agents for further details.

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of D84 a copy of the EPC is available on request.

## RATING

As the office suite has recently been split the rateable value is yet to be assessed.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Total</b>	<b>2,264 SqFt (210.33 SqM)</b>
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## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 174  
jason@barnsdales.co.uk

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