



WOOD MOORE

**Telford Drive, Newark, NG24 2DX**

To Let | 5,356 to 10,712 sq ft

High Specification Trade Counter / Warehouse Unit with Extensive Mezzanine, Dual Loading Doors & Excellent A1 Connectivity. [woodmoore.co.uk](http://woodmoore.co.uk)

## Telford Drive, Newark, NG24 2DX

### Summary

- Rent: £39,500 per annum
- Business rates: £18,962 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

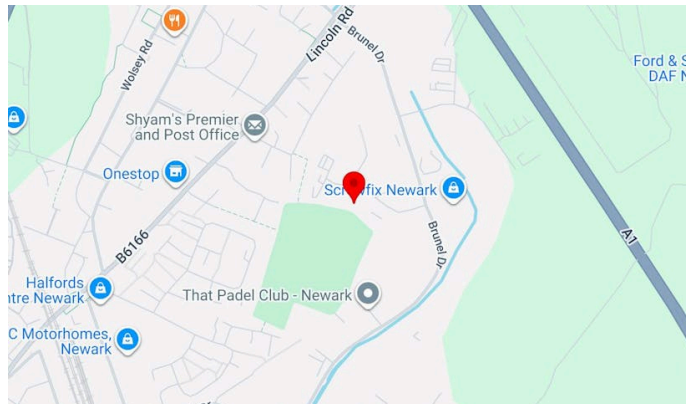
### Contact & Viewings



Jasper Caudwell  
01636 610 906 | 07951 344794  
jcaudwell@woodmoore.co.uk



Jamie Thorpe  
01636 610 906 | 07304 072 391  
jthorpe@woodmoore.co.uk



### Description

Modern trade counter / warehouse unit extending to approximately 5,356 sq ft with 1,293 sq ft of ground floor offices. The property benefits from a full-span mezzanine (removable if required), 5.6m eaves height, two electric roller shutter doors and parking for 8 vehicles. Strategically located on Newark's premier industrial estate with excellent access to the A1, A46 and A17 road networks.

### Location

Unit 6 is situated within Telford Court, a modern development positioned off Brunel Drive within Brunel Park, Newark's principal industrial and trade location. Nearby occupiers include a range of national and regional trade, industrial and distribution businesses, benefiting from excellent visibility and accessibility.

### Accommodation

The property provides a versatile industrial/trade counter unit extending to approximately 497.6 sqm (5,356 sq ft) of warehouse accommodation including ground floor offices extending to approximately 120.2 sqm (1,293 sq ft). The warehouse benefits from a full-span mezzanine floor, providing substantial additional storage capacity; however, this can be removed to create a clear-span warehouse environment if required.

Name	Size	Tenure	Availability
Ground - Warehousing/Offices	5,356 sq ft	To Let	Available
Mezzanine - Storage	5,356 sq ft	To Let	Available

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



### Terms

The property is available by way of a new full repairing and insuring lease. All other lease terms remain negotiable, subject to covenant status and agreement.

### Services

The property is connected to all main services including mains electricity (3 phase), gas, water and drainage. Interested parties are advised to make their own enquiries regarding service capacities and suitability for their intended use.

### Rateable Value

The property has a Rateable Value of £38,000. Interested parties should make their own enquiries of Newark and Sherwood District Council and the Valuation Office Agency to verify the current rates payable and any available reliefs.

### VAT

VAT will be charged in addition to the rent and all other sums due under the terms of the lease.

### Service Charge

A service charge will be payable in respect of the maintenance, repair and management of the common parts of the estate. Further details are available from the agents upon request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

