

Office TO LET



Unit 3 Harlaxton House, Long Bennington Business Park, Long Bennington, NG23 5JR

Spacious modern first floor office extending to 2,500 sq ft TO LET immediately.

Summary

Tenure	To Let
Available Size	2,500 sq ft / 232.26 sq m
Rent	£27,500 per annum
Service Charge	£2,000 per annum A service charge is payable in addition to the rent to cover common estate and building parts.
Business Rates	The Tenant is responsible for the business rates.
EPC Rating	D (78)

Key Points

- Spacious 2,500 sqft first floor office unit
- With direct access onto the A1
- Mixture of open plan and cellular areas
- Energy efficient and on-site café
- Situated on popular business park
- 6 car parking spaces with ample overflow
- Versatile/adaptable space

Unit 3 Harlaxton House, Long Bennington Business Park, Long Bennington, NG23 5JR

DESCRIPTION

This spacious first floor quarter unit is situated at the heart of the business park. It comes with 6 allocated car parking spaces with overflow available throughout the park. Suitable for 25+ people it would make the ideal HQ or regional office.

The unit comprises of a welcoming reception area, 2 private office/meeting spaces, store and comms rooms, a large open plan office area, large boardroom, private kitchen, communal toilet facilities, disabled access.

LOCATION

Directly off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52 and A46/ A17.

The park falls 30 miles to the north east of Nottingham, 23 miles to the south west of Lincoln and 56 miles to the north west of Peterborough.

ACCOMMODATION

The NIA is approximate and are for guidance purposes only:

Name	Building Type	Size	sq ft	Tenure
1st - First Floor Self-Contained Office	Office	2,500 sq ft	2,500	To Let
Total			2,500	

TERMS

The Property is available TO LET on effective FRI terms at an asking rent of £27,500 Per Annum Exclusive.

SERVICES

Mains services are connected to the Property.

SERVICE AND ESTATE CHARGES

A service charge is payable in addition to the rent to cover common estate and building parts. Theses fees are c£2,000 PA Service Charge and c£1,404 PA Security Charge (these are subject to change).

RATEABLE VALUE

The Tenant is responsible for the business rates.

EPC

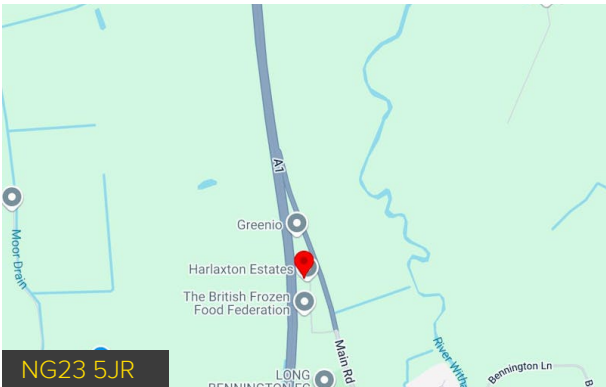
The building has an EPC rating of D - 78.

VAT

We are advised VAT will be applicable.

VIEWINGS

Via the appointed agents.



Viewing & Further Information

JASPER CAUDWELL

01636 610 906

jcaudwell@woodmoore.co.uk

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