

Industrial TO LET

WOOD MOORE



Newark Business Park, Brunel Drive, Newark, NG24 2EG

Light Industrial Units available To Let on Newark Business Park

Summary

Tenure	To Let
Available Size	3,732 to 11,556 sq ft / 346.71 to 1,073.59 sq m
Rent	£17,750 - £55,000 per annum
EPC Rating	Upon enquiry

Key Points

- Secure Business Park
- Popular location on the Brunel Drive Industrial Estate
- Units available individually or can combine
- Allocated Parking
- A range of units available to suit individual requirements

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DESCRIPTION

Newark Business Park is a secure and well positioned industrial estate, offering good quality warehousing and workshop space, with allocated parking.

LOCATION

Newark Business Park occupies a prominent corner position on Brunel Drive at the heart of the town's established and popular Brunel Drive Industrial Estate just off the A1/A46/A17 road junctions providing excellent access locally, regionally & nationally.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approximately 100,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

ACCOMMODATION

A schedule of accommodation that is currently available is documented below and are available individually, or can be taken together to meet larger requirements. Unit 16 has good quality 2-storey office provision. Unit 17 comprises open plan warehouse or workshop space.

Name	sq ft	Tenure	Rent	Rent (sq ft)	Service charge
Unit - 16	7,832	To Let	£37,250 /annum	£4.76	£9,543.26 /annum
Unit - 17	3,732	To Let	£17,750 /annum	£4.76	£4,589.88 /annum
Total	11,564			£4.76	

SERVICES

Mains electricity, water & drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate.

BUSINESS RATES

The rating assessment for units 16 & 17 is currently combined at £52,000 and will need to be re-assessed upon agreeing a new occupant. Interested parties are advised to make any rates enquiries to the local charging authority.

FLOOR PLANS

Floor plans are available via our website or on request.

COSTS

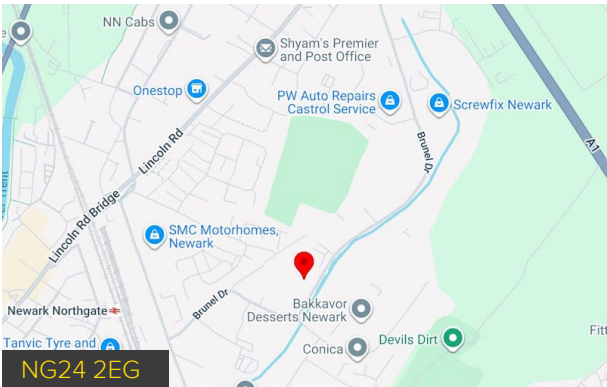
The incoming tenant will be required to make a contribuuiou of £750 towards the landlords costs incurred in creating the lease.

RENT DEPOSIT

A rent deposit is payable in respect to this property.

VAT

All sums quoted are exclusive of, but liable to, VAT at the prevailing rate.



Viewing & Further Information

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