

NorthCap

TO LET

1,042 SQ FT (96.80 SQ M)

Modern warehouse unit on an established industrial estate, with roller shutter loading and parking.
Available immediately.

Unit 27

Sherwood Network Centre | Sherwood Drive | Newark | NG22 9FD

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Unit 27

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TO LET

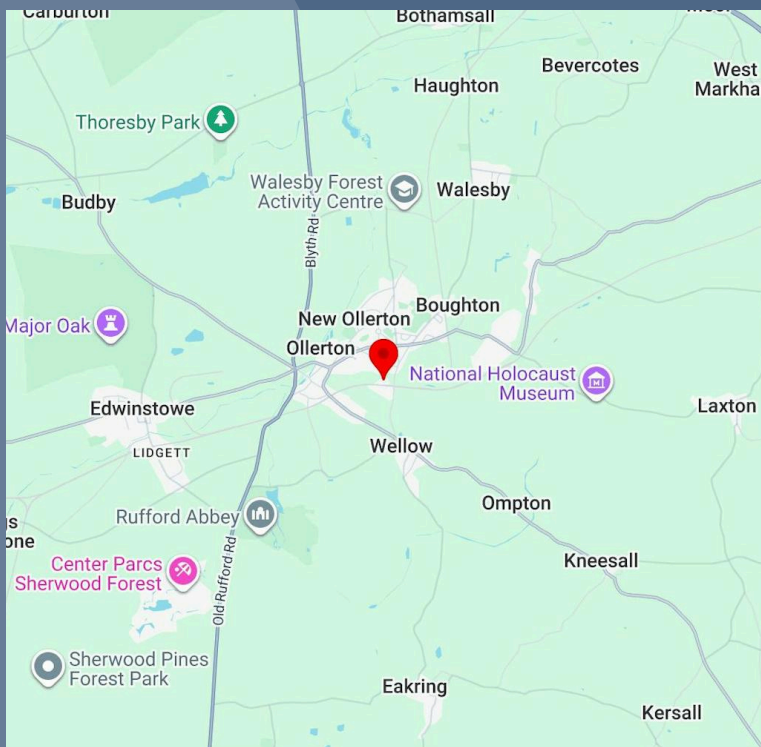
Modern warehouse unit on an established industrial estate, with roller shutter loading and parking. Available immediately.

- ▶ Modern Industrial/Warehouse unit
- ▶ Full height loading door
- ▶ Three-phase power supply
- ▶ Ancillary office and WC facilities
- ▶ Dedicated parking and loading directly in front of the unit
- ▶ 1,042 sq ft (96.8 sq m) warehouse unit
- ▶ Suitable for light industrial, trade counter or storage use
- ▶ Established estate location with excellent A614 / A1 / M1 links
- ▶ Available immediately

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Sherwood Network Centre is situated on Sherwood Drive in Ollerton, North Nottinghamshire (NG22 9FD). The estate benefits from prominent transport links via the A614 and A616, providing direct access to the A1 approximately 12 miles to the east and the M1 motorway (Junction 27) approximately 17 miles to the west.

Newark-on-Trent lies approximately 14 miles to the east, Mansfield approximately 9 miles to the west and Nottingham city centre approximately 20 miles to the south.



Sherwood Network Centre

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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 27	1,042	96.80	Available
TOTAL	1,042	96.80	



DESCRIPTION

Unit 27 comprises a self-contained warehouse/industrial unit extending to approximately 1,042 sq ft (96.8 sq m). The unit is constructed of steel portal frame, surmounted by a pitched metal sheet roof.

The unit benefits from a clear internal height suitable for light industrial, trade or storage use, with a roller shutter loading door, separate pedestrian access, three-phase power, WC facilities and ancillary office space.

Dedicated parking and loading is available directly in front of the unit. The property is available immediately by way of a new full repairing and insuring lease on terms to be agreed.



Secure Yard



Eaves Height (M): 5



Warehouse Lighting



Power Cabling

WC

Accessible WCs



Loading Doors (Surface Level): 1

Unit

27

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FURTHER
INFORMATION



TERMS

The property is available to lease on new FRI terms to be agreed.

VAT

Applicable

SERVICE CHARGE

£0.50 per sq ft

RENT

£11 per sq ft

CONTACT



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