

Light Industrial TO LET

WOOD MOORE



Units 1-3, Whittle Close, Brunel Drive, Newark, NG24 2DY

Light industrial unit with high quality offices and good size secure yard.

Summary

Tenure	To Let
Available Size	7,923 sq ft / 736.07 sq m
Rent	£40,000 per annum
Rates Payable	£17,215.50 per annum
Rateable Value	£34,500
EPC Rating	C (62)

Key Points

- Detached light industrial unit with substantial high quality office content
- 7,923 ft² (736.10 m²) of which 3,749 ft² (348.32 m²) is mezzanine level offices
- To Let £40,000 p.a.
- Good sized secure yard providing ample parking and/or external storage
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross

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DESCRIPTION

The property comprises a detached light industrial unit with substantial high quality mezzanine office content and secure yard situated on a prominent site.

LOCATION

Ideally situated 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 approx. 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

The property comprises a ground Floor Reception, Kitchen, WCs & Stores 4,174 sq ft and First Floor Offices of 3,749 sq ft. It is set within a secure tarmac surfaced yard set behind metal palisade fencing and gates.

Floor/Unit	Building Type	sq ft	Tenure	Availability
Ground	Light Industrial	4,174	To Let	Available
1st	Light Industrial	3,749	To Let	Available
Total		7,923		

SERVICES

All mains services included 3-phase electricity are currently connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

TENURE

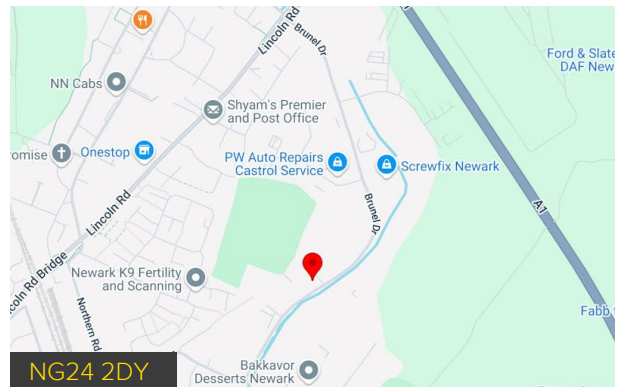
To Let by way of an assignment of an existing Full Repairing & Insuring lease expiring 1st August 2027 at passing rent of £40,000 p.a. Alternatively consideration may be given to a longer term by way a new lease

EPC

The property has an EPC Rating of C (62). A copy of the certificate is available on request.

VAT

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



Viewing & Further Information

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