



# To Let

## Modern warehouse space with offices.

- Modern and well-presented warehouse.
- Level access door.
- 6m eaves.
- Includes offices, kitchenettes and WCs across both ground and first floors.

### Unit 16 Newark Business Park

Brunel Park, Brunel Drive, Newark, NG24 2EG

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**605 to 7,831 sq ft**

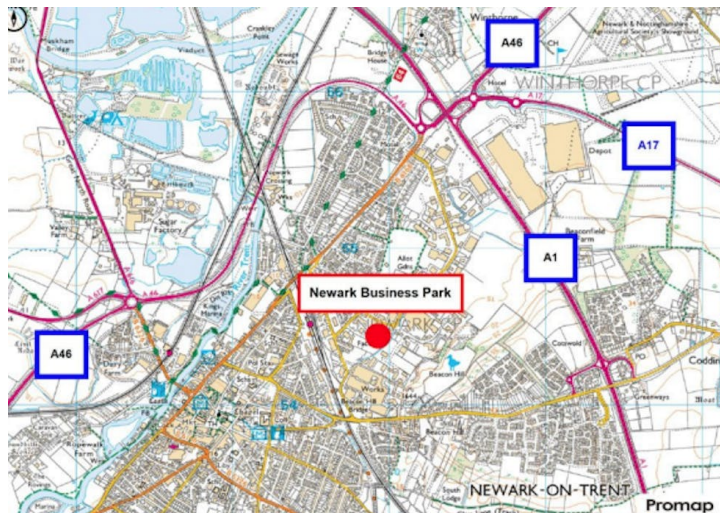
56.21 to 727.52 sq m

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**Reference: #331407**

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## Summary

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Available Size | 605 to 7,831 sq ft / 56.21 to 727.52 sq m                                                               |
| Rent           | £4.76 per sq ft                                                                                         |
| Service Charge | £7,832 per sq ft A service charge is payable in respect of the common areas and services on the estate. |
| EPC            | Upon enquiry                                                                                            |

## Description

Purpose built modern industrial or warehouse unit with good office content in a private estate setting. The unit has its own dedicated parking provision (7 spaces) within a secure yard environment proving good delivery access.

## 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 and nationally.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 7,226        | 671.32        | Available    |
| 1st - Office       | 605          | 56.21         | Available    |
| <b>Total</b>       | <b>7,831</b> | <b>727.53</b> |              |

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