

WOOD MOORE



Brunel Drive, Newark, NG24 2EG

To Let | 3,662 to 23,257 sq ft

Newly Refurbished Warehousing TO LET

woodmoore.co.uk

Brunel Drive, Newark, NG24 2EG

Summary

- Rent: £42,300 – £63,100 per annum
- Business rates: To be re-assessed.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (79)
- Lease: New Lease

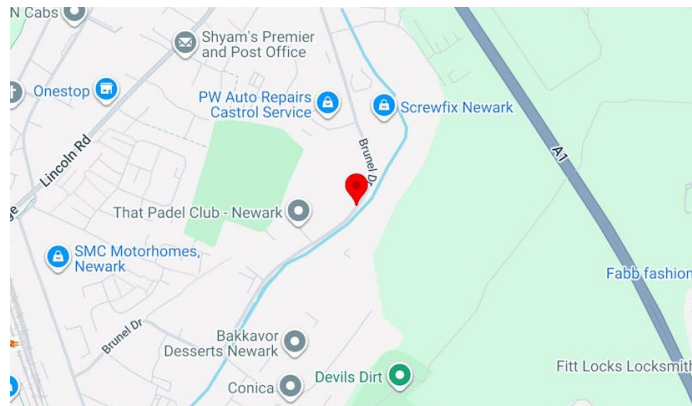
Further information

- [View details on our website](#)

Contact & Viewings



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

Newly refurbished trade counter and warehouse units constructed with a steel portal frame, insulated blockwork infill walls, and colour-coated composite profile steel cladding to the elevations and roofs, which also feature dispersed Perspex roof lights.

Each unit is equipped with an electrically operated roller shutter door and has recently undergone refurbishment, providing; lighting, mezzanines, ancillary offices, newly decorated internally and externally, gas to site, three phase electricity and ample external areas.

Location

The property occupies a prominent trade-retail position with frontage on Brunel Drive, the principal spine road linking the A1/A17/A46 junction with Northern Road Industrial Estate. Neighbouring occupiers including Howdens, Magnet, Screwfix, ATS and Travis Perkins, to name but a few.

Accommodation

The accommodation offers various options to be leased individually or collectively:

Name	sq ft	Rent	EPC	Availability
Ground – Unit 1	4,653	£55,200 /annum	D (79)	Available
Ground – Unit 2	3,662	£42,300 /annum	D (79)	Available
Ground – Unit 3	4,093	£45,000 /annum	D (79)	Available
Ground – Unit 4	4,611	£55,200 /annum	D (79)	Available
Ground – Unit 5	6,238	£63,100 /annum	D (100)	Available
Total	23,257			

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Lease Terms

Each unit is available TO LET either individually or collectively on new Effective Full Repairing and Insuring Terms.

A service charge will be payable for the upkeep and maintenance of the communal areas; the amount and full details can be provided to any interested party.

Business Rates

The property was previously occupied as a whole and will be re-assessed at the time lettings are agreed.

VAT

VAT will be charged in addition to the rent.



