



WOOD MOORE

Shelton Lodge, Shelton, Newark, NG23 5JJ

To Let | 2,353 sq ft

STORAGE / WORKSHOP UNIT located on a secure estate with 3-phase power.

woodmoore.co.uk

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Summary

- Rent: £12,000 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

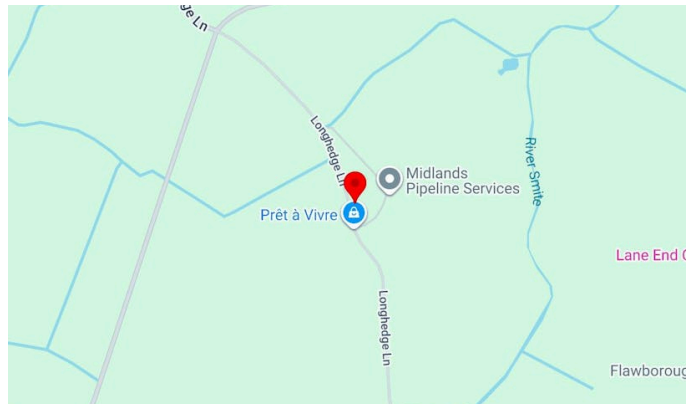
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The property is situated on Shelton Lodge Farm in a rural setting which comprises a range of agricultural/storage buildings with ample circulation areas and site facilities.

The site has good access and provides flexible accommodation.

Location

Shelton Lodge Farm enjoys a peaceful rural setting within the attractive Nottinghamshire village of Shelton, whilst remaining conveniently positioned for access to Newark-on-Trent and the wider regional road network.

The property benefits from excellent connectivity to the A46, A1 and Newark North Gate station, offering direct rail services to London King's Cross.

Accommodation

The unit is clear span with 4 x roller shutter doors, LED lighting, 3 phase power and clear eaves of 5.0m.

Name	Size	Tenure
Ground - Industrial / Storage	2,353 sq ft	To Let



Terms

The Property is available TO LET, by way of new effective full repairing and insuring lease with immediate occupation. A new lease can be agreed within a short timeframe where required.

A deposit equivalent to 3 months rent will be required.

Services

Electric (including 3 phase) is connected to the property. Water and Toilet facilities are via the shared facilities block on site, which are available at all times for the use of any occupier.

VAT

VAT will be applicable.

Viewings

Viewings are strictly to be arranged via the sole agents, Wood Moore & Co.

