

WOOD MOORE

Brunel Drive, Newark, NG24 2EQ

To Let | 12,051 sq ft

Prominent Industrial Unit with Good Sized Secure Yard. 12,051 ft² (1,120.0 m²) on a site of 0.88 acres (0.36 ha)

woodmoore.co.uk

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Summary

- Rent: £65,000 per annum
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

A detached, portal framed industrial unit with good sized office/ancillary space with secure yard and ample parking. The property requires some internal refurbishment and incentives are available in this respect.

Location

The property is prominently 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 in excess of 100,000. The surrounding centres of Nottingham & Lincoln are both within 45 minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
Ground – Warehouse	Ground	9,628	894.47
Mezzanine – Storage	Mezzanine	422	39.21
Ground – Offices/Ancillary	Ground	2,001	185.90
Total		12,051	1,119.58

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 placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Services

All mains services are available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

EPC

An EPC has been commissioned and will be available in due course

Business Rates

The property has a Rateable Value of £56,500. All enquiries regarding rates payable should be made to Newark & Sherwood District Council 01636 650000

Tenure

The property is available To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £65,000 p.a. plus VAT

Costs

The incoming tenant to be responsible for the landlords reasonable legal costs incurred in the creation of a new lease.

Planning

The property was used for Class E(d) indoor sport and now has planning permission for B2 general industrial ref: 24/00061/FUL date 05.03.24

