

WOOD MOORE



**Abbotts Way, Newark, NG24 2EL**

To Let | 4,035 sq ft

High Quality Refurbished Unit with Good Sized Secure Yard

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## Abbotts Way, Newark, NG24 2EL

### Summary

- Rent: £39,950 per annum
- Lease: New Lease

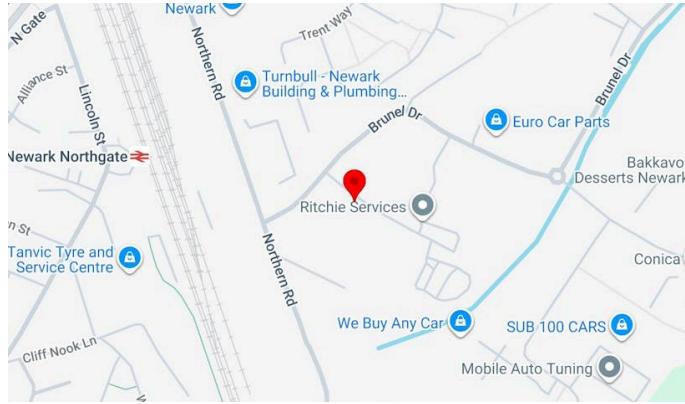
### Contact & Viewings



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### Description

Modernised and refurbished business unit with a good sized secure yard. The property has been re-roofed in recent years and significantly upgraded to include new heating, LED lighting, CCTV and remotely operated security gate

### 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 | Building Type | sq ft        | Availability |
|-------------------|------------|---------------|--------------|--------------|
| Ground - Workshop | Ground     | Industrial    | 4,035        | Available    |
| <b>Total</b>      |            |               | <b>4,035</b> |              |



### 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.

### Business Rates

The property has a Rateable Value of £17,250. All enquiries regarding rates payable should be made to Newark & Sherwood District Council 01636 650000

### EPC

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

### Tenure

The property is available To Let on new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £39,950 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

