

WOOD MOORE

Abbotts Way, Newark, NG24 2EL

To Let | 4,035 sq ft

High Quality Refurbished Unit with Good Sized Secure Yard

woodmoore.co.uk

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Summary

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

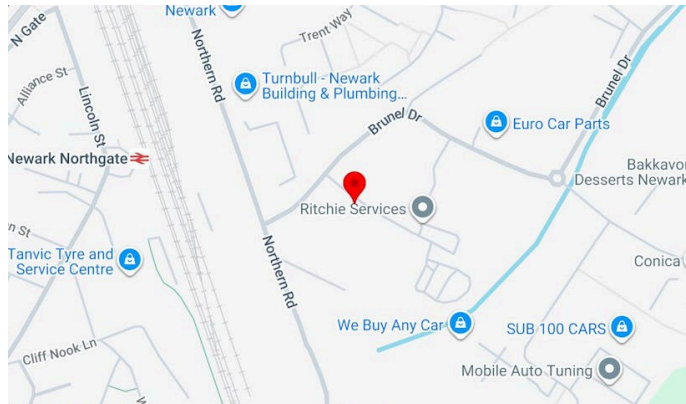
Contact & Viewings



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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
Total			4,035	



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 enquires 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

