

WOOD MOORE



Unit 2B Long Bennington Business Park, Richmond House, Newark, NG23 5JR

To Let | 4,900 sq ft

High specification modern offices with ground storage area.

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Summary

- Rent: £40,000 per annum
- Lease: New Lease

Further information

- [View details on our website](#)

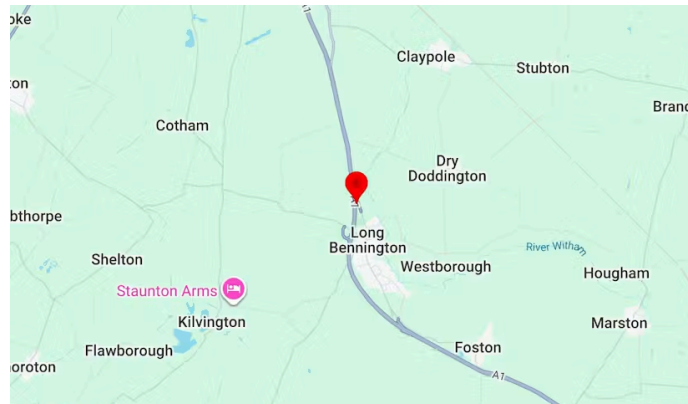
Contact & Viewings



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Description

The property comprises hybrid unit with ground floor store/workshop with high spec offices over. The property benefits from on-site parking and secure fenced and gated access.

Location

Ideally situated on the established Long Bennington Business Park, immediately adjacent to the A1 trunk road, providing excellent access locally, regionally and nationally. The property occupies a prominent position midway between Newark and Grantham, with Nottingham and Lincoln both within easy reach via the A1 and A46 road networks. Long Bennington also offers a range of local amenities, with regular rail services to London available from both Newark and Grantham.

Accommodation

The property comprises a high-quality office premises extending to approximately 4,900 sq ft (455.2 m²) over ground and first floors. The accommodation provides predominantly open plan office space to the first floor with a workshop/storage area to the ground floor. The offices comprise open plan areas together with meeting rooms, private offices, kitchen and welfare facilities, lift access and air conditioning throughout. The offices are finished to a high specification and have been exceptionally well maintained. Externally, the property benefits from designated parking within a secure and attractively landscaped business park environment.

Name	Size	Tenure
Ground – Floor Store	2,450 sq ft	To Let
1st – Office	2,450 sq ft	To Let

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.



Energy Performance

The property has an EPC rating of B(34)

Services

Mains electricity & water are connected. Climate control is via combined heating/air-conditioning units. Drainage is via a septic tank. Incoming tenants should satisfy themselves as to the extent of the services available by contacting the relevant service providers.

Tenure

The property is available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £40,000 per annum.

Service Charge

A service charge is payable for the upkeep and maintenance of those communal areas. Full details can be provided to any interested party on request.

VAT

VAT will be charged where necessary.

Viewings

Strictly by appointment via the acting agents.

