

WOOD MOORE

Unit A2 Enterprise Park, Brunel Drive, Newark, NG24 2DZ

To Let | 1,877 sq ft

Modern trade counter / light industrial unit on the popular Brunel Drive Industrial estate.

woodmoore.co.uk

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Summary

- Rent: £18,423.90 per annum
- Business rates: The rateable value is to be re-assessed.
- Service charge: £1,675 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

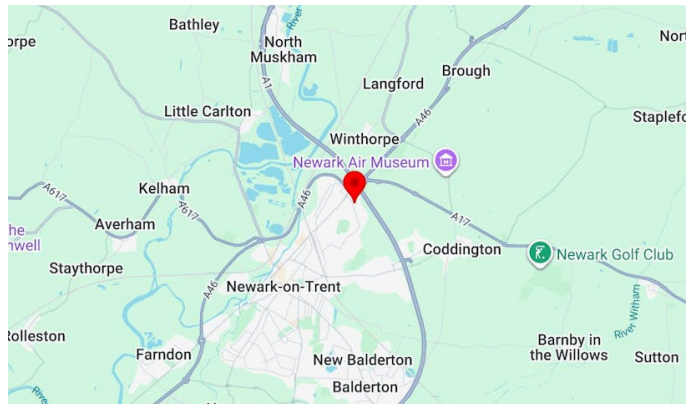
Further information

- [View details on our website](#)

Contact & Viewings



Jasper Caudwell
 01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

Modern and purpose-built trade counter/light industrial unit, set in a courtyard layout with ample circulation and parking.

Location

Enterprise Park is 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 of approx. 121,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

Accommodation

- Load bearing solid concrete floors
- Eaves height of circa 4.56 m rising to 5.5 m
- Translucent roof lights
- LED lighting
- Electric full height roller shutter door
- 3 Phase power
- WC facilities
- Office
- Ample car parking
- Concrete surfaced shared yard/circulation space
- Good access for Artics & HGV's

Building Type	sq ft	Tenure	Availability
Industrial / Warehouse	1,877	To Let	Available
Total	1,877		



Services

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

Service Charge

The tenant will pay an annual maintenance rent per sq ft pa to cover buildings insurance and maintenance to the estate - Details on request

Rateable Value

The property is to be re-assessed shortly (currently rated alongside the neighbouring unit).

EPC

An EPC will be provided shortly.

