

WOOD MOORE



Unit 3 Woodland Court, Brunel Drive, Newark, NG2 2AG

For Sale | 2,992 sq ft

High Quality Modern Unit in Barrier Controlled Courtyard Development

woodmoore.co.uk

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Summary

- Price: £375,000 + VAT

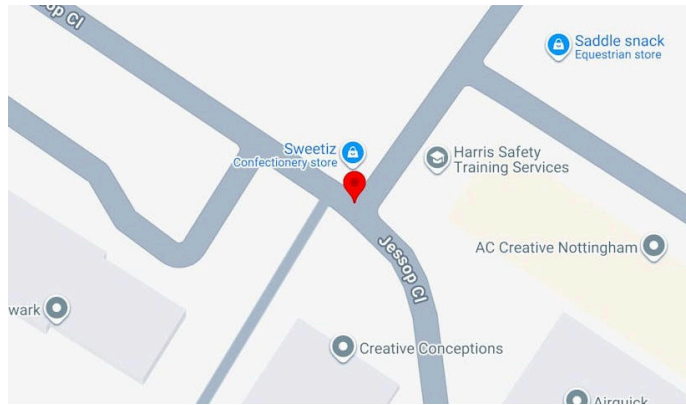
Contact & Viewings



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Description

A high quality modern unit, constructed c.2008 with profile clad elevations and provision for 2-storey internal office accommodation. The property is in excellent condition having only been lightly used since new for archive storage. Internally the premises are effectively an 'as new' shell with no offices having been installed due to use. The property has the benefit of 7 designated parking spaces plus loading space with easy access & turning for HGV delivery in the yard area

Location

Situated on the popular Brunel Drive industrial estate close to the junction of the A1, A46 & A17 and than ½ a mile from Northgate train station providing quick access to London. The town centre is less than a mile away offering a wide range of amenities. Newark is an attractive & thriving market town well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Warehouse/Workshop	Light Industrial	2,992	277.97
Total		2,992	277.97

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 satisfy themselves as to the suitability of the services for their intended use.

Business Rates

The property has a Rateable Value of £17,500. All enquiries relating to rates payable should be directed to Newark & Sherwood District Council

Service Charge

A modest service charge is payable in relation to the maintenance of the common yard area and the entry barrier to the site. Charges for the current are £500. Further details are available on request.

Tenure

Freehold with vacant possession (as from September 2026)

Further Details

Further details including floor & elevation plans are available on request