

WOOD MOORE



ECC, Jessop Close, Newark, NG24 2AG

To Let / For Sale | 15,500 sq ft

High Quality purpose built premises FOR SALE or TO LET with low site density (90 car parking spaces and a total site area of 1.62 acres).

woodmoore.co.uk

ECC, Jessop Close, Newark, NG24 2AG

Summary

- Rent: £110,000 per annum
- Price: £1,650,000 (Additional 0.62 ac (0.252 ha) of development land is available by separate negotiation)
- Business rates: The property is currently exempt (church use) and will be subject to re-assessment on change of use.
- Lease: New Lease

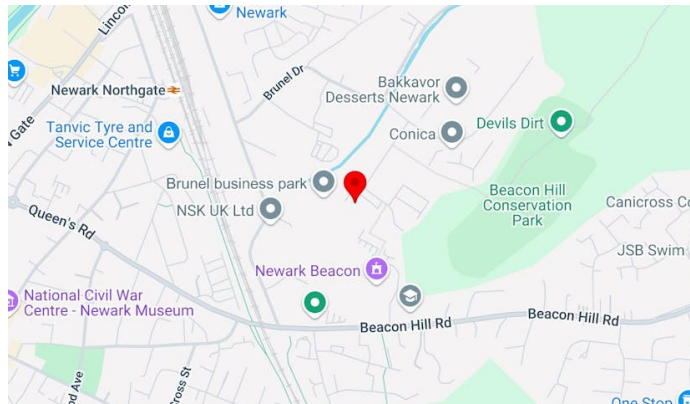
Further information

- [View details on our website](#)

Contact & Viewings



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Description

Known as the Everyday Champions Centre, this high quality purpose built community conference centre, auditorium & office building was constructed in 2008 by renowned local developers, Lindum. A detached portal framed construction (min. 6.5 m eaves) allows for reconfiguration to suit a variety of office and business users and the adjacent land allows for expansion or separate development. The building is currently configured to provide a mixture of mainly open plan office, meeting and auditorium space with feature reception area, passenger lift and good quality welfare facilities. Floor plans and additional information is available on our website.

Location

The property is situated on the popular Brunel Drive industrial estate close to the junction of the A1, A46 & A17 and is less than ½ a mile from Northgate train station providing quick access to London Kings Cross. The town centre is less than a mile away offering a wide range of amenities. Newark is an attractive and thriving market 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

Name	Floor/Unit	Size	Tenure	Price	Availability
Ground – Offices and Storage Space	Ground	10,850 sq ft	For Sale / To Let	-	Available
1st – Offices	1st	4,650 sq ft	For Sale / To Let	-	Available
Outdoor	Outdoor	0.62 Acres	For Sale	£295,000	Available

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 place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Services

All mains services are currently connected. Heating is via gas boiler to radiators together with fresh air exchange throughout & partial air conditioning. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

Rateable Value

The property is currently exempt (church use) and will be subject to re-assessment on change of use.

Tenure

Freehold with vacant possession. LOT 1 – £1,650,000 for the building & 90 space car park LOT 2 – £295,000 for the adjacent plot.

VAT

All sums quoted are exclusive of, but may be liable to, VAT. The vendor's position is reserved. Interested parties should take their own independent advice in respect of VAT.

Planning

Current Use is F1. Planning permission for change of use to Classes E, B2 & B8 granted in accordance with application Ref: 25/01210/FUL



