

WOOD MOORE



Unit 3, Harlaxton House, Newark, NG23 5JR

To Let | 2,500 sq ft

First Floor Modern Office TO LET - Just off the A1.

woodmoore.co.uk

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Summary

- Rent: £27,500 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (19)
- Lease: New Lease

Further information

- [View details on our website](#)

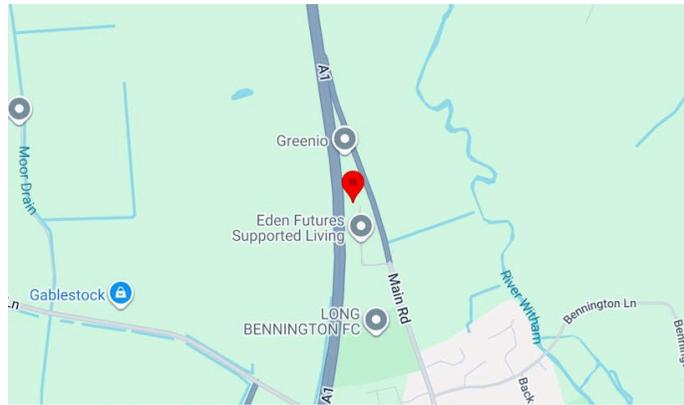
Contact & Viewings



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Description

This spacious first floor quarter unit is situated at the heart of the business park. It comes with 6 allocated car parking spaces with overflow available throughout the park. Suitable for 25+ people it would make the ideal HQ or regional office.

The unit comprises of a welcoming reception area, 2 private office/meeting spaces, store and comms rooms, a large open plan office area, large boardroom, private kitchen, communal toilet facilities, disabled access.

Location

Located directly off the A1 between Newark and Grantham.

The A1 trunk route offers connections with the A52 and A46/ A17

The park falls 30 miles to the north east of Nottingham, 23 miles to the south west of Lincoln and 56 miles to the north west of Peterborough.

Access by Road

A1: 1 min
A52: 12 min
A46: 20 min
Nottingham: 40 min
East Midlands Airport: 53 min
London: 2 hrs 40 min

Access by Rail

Newark Station: 13 min
Grantham Station: 17 min
Access to Kings Cross Station in just over an hour

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.



Accommodation

The accommodation comprises the following areas:

Building Type	Size	Tenure	Rent	Rent (sq ft)	Availability
Office	2,500 sq ft	To Let	£27,500 /annum	£11	Available
Total				£11	

Viewings

Viewings are strictly by the acting agents.

Terms

To Let on a new FRI lease with all terms remaining negotiable.

VAT

VAT will be charged where necessary, at the prevailing rate.

Service Charge

There is a service charge for the maintenance and upkeep of the communal areas. Full details can be provided to any interested party.

