

**fisher  
german**

# Units 1 and 2, Manor Farm

Long Lane, Barnby in the Willows  
Newark, Nottinghamshire, NG24 2SG

Leasehold  
Warehouse | Industrial  
18,349 sq ft



To Let | £82,500 pax



## Key information

- 18,349 sq ft available
- Unit 1: 7,230 sq ft
- Unit 2; 11,119 sq ft
- Suitable for a variety of industrial and storage uses
- Good access to A17 and A1
- Secure site
- 3 phase power

## Units 1 and 2 Manor Farm

Units 1 and 2 Manor Farm provide two large industrial units amounting to a total of 18,349 sq ft with very good access to the A17, A1 and A46.

Both units have electric roller shutter doors, solid concrete floors and three phase power. The units also benefit from ample eaves height – with a minimum eaves height of 4.84m and a maximum eaves height of 8.46m.

The units were former agricultural stores but now have the benefit of full B2 and B8 planning consent, making them suitable for a variety of uses. The premises are located on an agricultural property which is secure and is approximately 0.5 miles south of the A17. As a result, there is a yard area, suitable for turning and parking. Occupiers will have access to a shared kitchen and WCs.

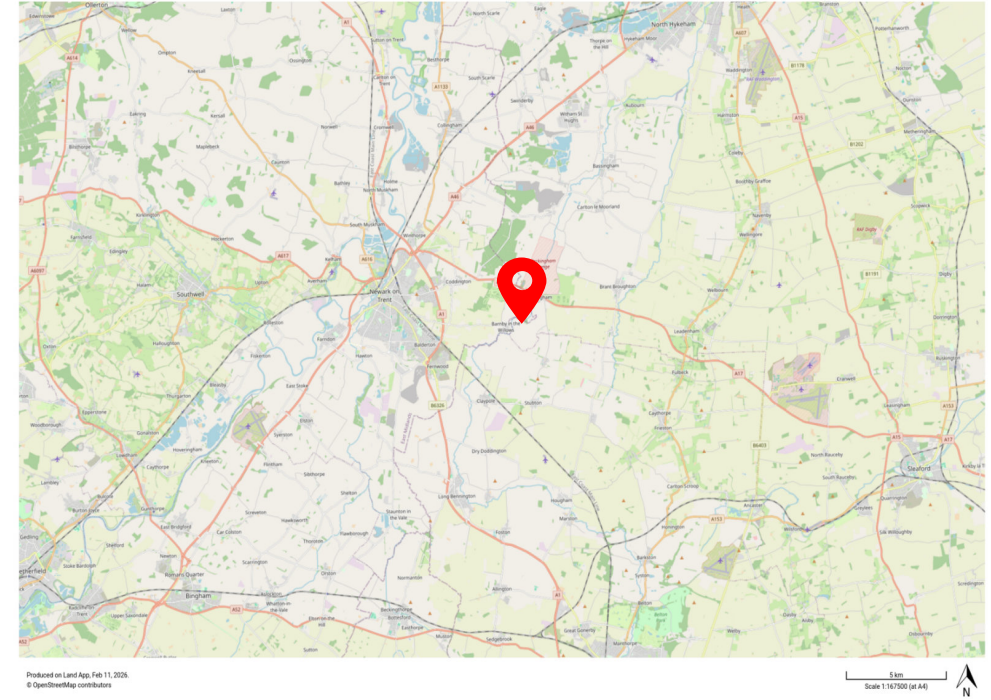
## Location

Units 1 and 2 are located at Manor Farm, accessed off Long Lane, north of Barnby in the Willows. Long Lane provides HGV access from the A17, approximately 0.5 miles to the north.

The property is situated approximately 4 miles east of Newark-on-Trent, an increasingly popular logistics location due to its accessibility. Major roads are within easy reach, such as the A1/A46 interchange being approximately 4 miles north-west. The A1 offers direct links to both the South and North, with connections to the M11, M1, M18, and M62 motorways.

Newark Northgate station is 5 miles from the units, offering direct rail links to London King's Cross in under 1 hour and 15 minutes.

Newark-on-Trent is a key logistics location and this is evidenced by the Currys Distribution Centre and Tritax development a mere 4 miles from the property.



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

### Locations

Newark-on-Trent	4 miles
A1 Junction	4 miles
Nottingham	27 miles

### Nearest station

Newark Northgate	5 miles
------------------	---------

### Nearest airport

East Midlands	39 miles
---------------	----------

### Accommodation

Unit 1

Sq.ft

7,230

Sq.m

671,69

Unit 2

11,119

1,032.64

Total

18,349

1,704.64

## Further information

### Guide Rent

£82,500 per annum exclusive

### Tenure

Leasehold

### Lease Terms

The property is available to let on a new FRI lease, terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings

### Services

Mains electricity is connected. Mains water is connected to the site, with occupiers using shared facilities. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items

### EPC

Not Applicable.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts. Please contact the agent for further information

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with Fisher German or our joint agents, Wood Moore

### Location

Units 1 and 2 Manor Farm  
Long Lane  
Barnby in the Willows  
Newark  
Nottinghamshire  
NG24 2SG

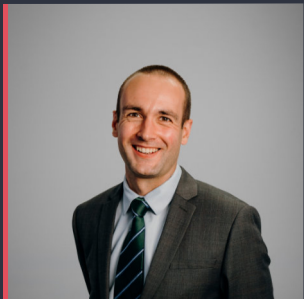
What3words: [///:vocally.willpower.called.](#)



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Jonathan Butler**

07580 323813

Jonathan.Butler@fishergerman.co.uk



**Jess Berry**

07816 264496

Jess Berry@fishergerman.co.uk



**Jamie Thorpe**

07304 072391

jthorpe@woodmoore.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2026. Photographs dated December 2025.



This brochure is fully recyclable