



Buttercross Estates

Mill Gate, Newark



Welcome to Mill Gate, Newark - a beautifully presented and versatile commercial property set within one of Newark's most historic and well-connected streets.

Commercial
£1,500 PCM



**Full Property
Listing**



01636 343014



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www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

Welcome to Mill Gate, Newark - a beautifully presented and versatile commercial property set within one of Newark's most historic and well-connected streets. This spacious premises is offered vacant and ready for immediate occupation, making it ideal for a wide range of business uses including offices, consultancy, creative studios, or boutique retail. With its attractive frontage, flexible internal layout, and dedicated parking, the property offers both practicality and charm in equal measure.

Inside, the building is thoughtfully arranged across two floors, with a mix of open-plan and private rooms, stylish hallways, and welcoming communal areas. Natural light, tasteful décor, and well-maintained interiors create a professional yet inviting atmosphere, ready to be tailored to your business needs.

The property includes multiple rooms suitable for client-facing work, private offices, or treatment spaces, alongside a modern WC and generous landing areas that could serve as waiting zones or breakout spaces. Upstairs, a landing and bright room with a skylight offer additional workspace or storage, while the rear parking ensures convenience for staff and visitors alike.

THE AREA

Mill Gate is a prime location just a short walk from Newark town centre. The area benefits from excellent footfall, strong transport links, and a vibrant mix of independent businesses. Newark Northgate and Castle stations offer direct rail connections to London, Nottingham, and Lincoln, while the A1 and A46 provide fast road access across the region. Local amenities include cafés, shops, banks, and leisure facilities, all within easy reach.

THE PROPERTY

Front Room - A bright and spacious room ideal for reception, client meetings, or a main office hub. Tasteful décor and natural light create a professional first impression.

Front Hallway and Reception Area - Stylish hallway with space for display, seating, or directional signage.

Back Hallway - Connecting corridor with access to side rooms, rear rooms and a WC. Neutral tones and practical layout.

Side Room - A well-proportioned room, suitable for offices, therapy rooms, or creative workspaces. Quiet and adaptable.

Back Room - A private room currently set up with treatment tables, ideal for wellness professionals or adaptable for other uses. Calm and secluded.

WC - Modern WC with a toilet and sink, easily accessible from all areas of the property.

Landing - A landing area offering potential for a waiting area, breakout zone, or informal meetings.

Upstairs Room - A bright room featuring skylights and generous floor space. Ideal for storage, private offices, or studio use. Spacious and adaptable.

Parking Spaces - Dedicated rear parking for staff and visitors. A valuable asset in a central location.

FURTHER DETAILS

BUSINESS RATES - The property has a rateable value of £7000 per year

EPC - D

SIZE - 114 m2

AVAILABILITY - This unit is available immediately due to relocation of the current business.

VIEWINGS - AVAILABLE 7 DAYS A WEEK (subject to availability). Call 01636 343014 to book your place.

DEPOSIT - 3 months rent

LEASE - TBC

AWARD WINNING SERVICE - By delivering exceptional customer service we have been voted the Best Letting Agent in Newark and Nottinghamshire by AllAgents.co.uk as well as winning the British Property Awards Gold Winner in Newark-On-Trent.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/mill-gate-newark/>



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