



Unit 7, Newark Business Park, Brunel Drive, Newark, NG24 2EG

- **Workshop/storage unit in secure estate location**
- **Excellent location, close to the junctions of A1, A46 & A17.**
- **4,214 ft<sup>2</sup> (391.49m<sup>2</sup>) incorporating small office/reception area**
- **TO LET on new FRI lease**
- **Rent £3.50 per sq ft**

## LOCATION

The premises ground floor storage/workshop office accommodation with shared secure yard circulation area. Ideally located on Brunel Drive, Newark's principal industrial area and conveniently located approximately ¼ mile from the junction of the A1, A46 and A17 trunk roads. (The premises are shown for identification purposes only on the attached plan)

## DESCRIPTION

An storage/workshop unit in a secure private estate location.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Workshop/Stores incorporating small office/reception area &amp; WC</b>	4,214	391.49
<b>GIA</b>	4,214	391.49

### Externally

There is dedicated parking together with a shared yard & circulation area.

## BUSINESS RATES

The property has a Rateable Value of £16,250. All enquiries regarding Rates Payable should be made to Newark & Sherwood DC 01636 650000.

## SERVICES

All mains services are available for connection to the premises. Interested parties should make their own enquiries as to the suitability or capacity of the services for their intended use.

## ENERGY PERFORMANCE

The EPC has been commissioned and will be available shortly.

## TENURE

The property is available TO LET on a new Full Repairing & Insuring lease at an Initial rent of £14,750 p.a exclusive (£3.50 per sq ft)

## SERVICE CHARGE

A service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £4,888.65 p.a. excl

## VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

## COSTS

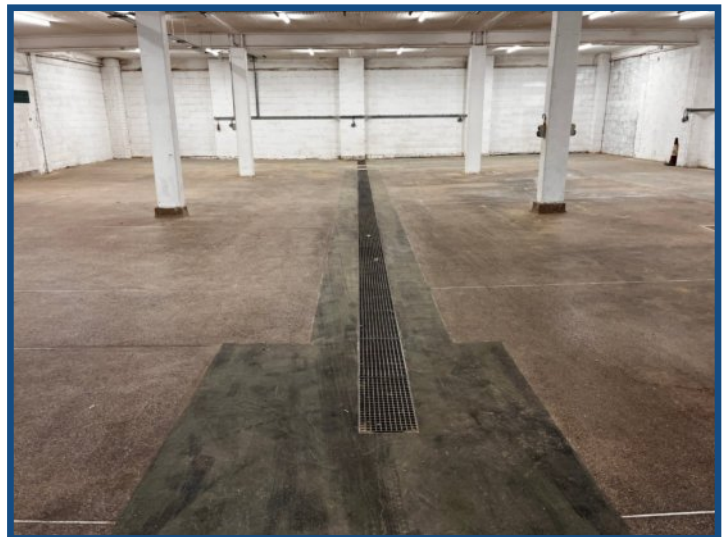
The incoming tenant to be required to make a non-refundable contribution of £750 towards landlord's legal fees.

## VIEWING

For further information or to arrange a viewing, please contact:

E: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)

Office: 01636 610906



**Internal View of Warehouse**

