

**BRAND NEW WAREHOUSE**

**TO LET**



**Units A to C, Ollerton Road, Tuxford, Nottinghamshire  
NG22 0PQ**

#1233683/2025K

**Eddisons**

# UNITS A TO C, OLLERTON ROAD

TUXFORD, NOTTINGHAMSHIRE, NG22 0PQ



Agreement

To Let



Detail

Warehouse



Rent

From £120,565 pax



Size

1,493 to 4,474 sq m  
(16,075 to 48,160 sq ft)



Location

Tuxford, NG22 0PQ



Property ID

#1233683/2025K

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

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**OR OUR JOINT AGENT**

**BEN FLINT**  
Flint Real Estate  
01302 639838

## Property

The property comprises a brand new terrace of three warehouse/ industrial units that can be made available either individually or combined.

Each unit will have two vehicular access doors, allocated office/ staff/WC facilities and 8 metres to the haunch.

There is ample external loading, circulation and parking.

The accommodation will be ready for occupation from Q1 2026.

## Accommodation

Architect's plans suggest that the accommodation will provide the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit A	1,493	16,075
Unit B	1,487	16,010
Unit C	1,493	16,075
<b>Total GIA</b>	<b>4,473</b>	<b>48,160</b>

Units are available as 1,493 sq m (16,075 sq ft), 2,980 sq m (32,085 sq ft) and 4,473 sq m (48,160 sq ft) options.

## Energy Performance Certificate

An EPC will be commissioned on Practical Completion.

## Services

We understand that mains water and three phase electricity will be available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Bassetlaw District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** either as a whole or in part.

## Rent

**Unit A - £120,565 per annum exclusive**

**Units A & B - £240,640 per annum exclusive**

**Units A, B & C - £337,150 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

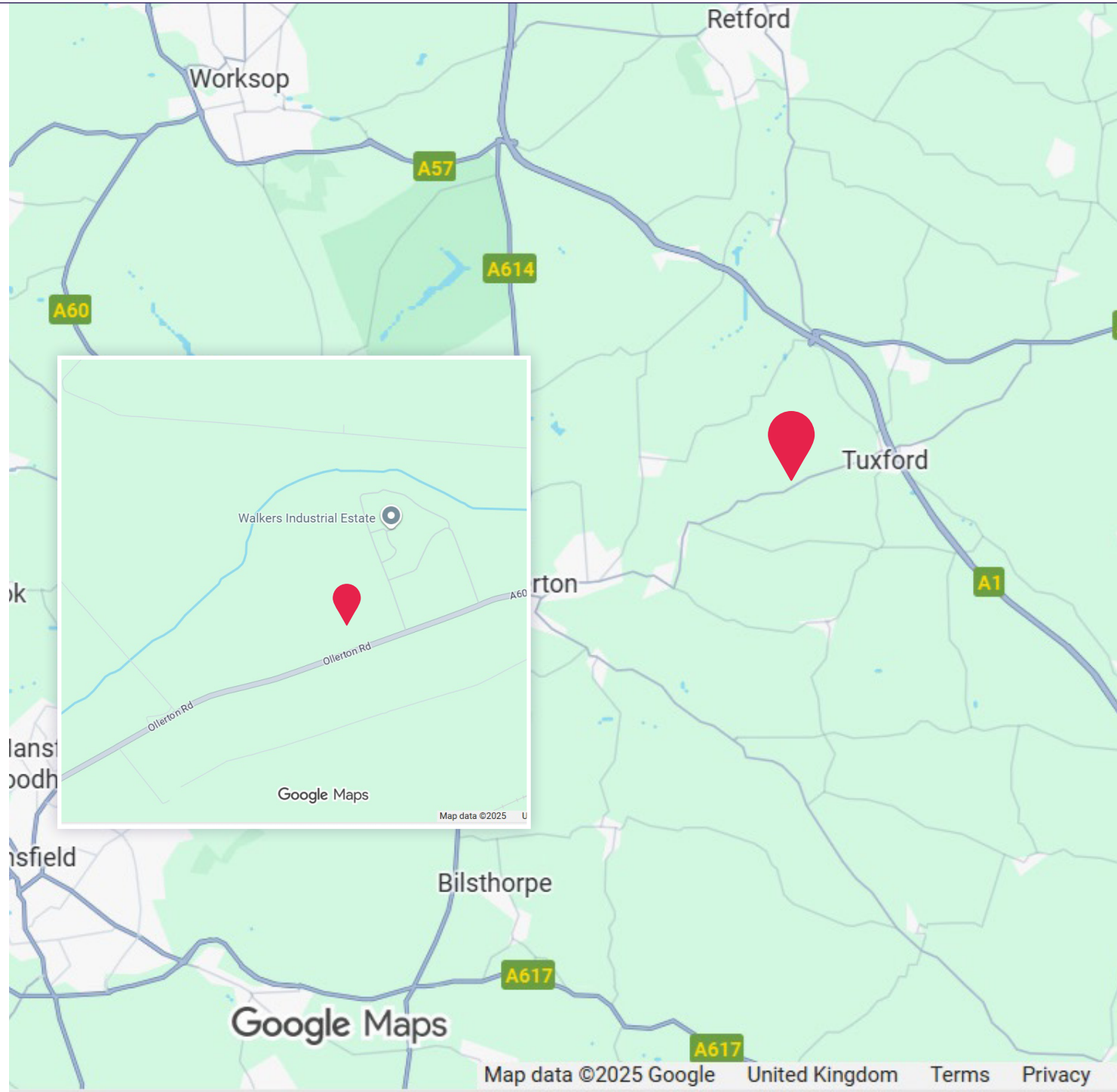
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The property occupies a convenient and accessible position on an established industrial estate only 1 1/2 miles from the A1, 13 miles north of Newark and 13 miles south east of Worksop.

Other occupiers on the estate include Walker & Son (Hauliers), Griffins Logistics and Premier Movers.



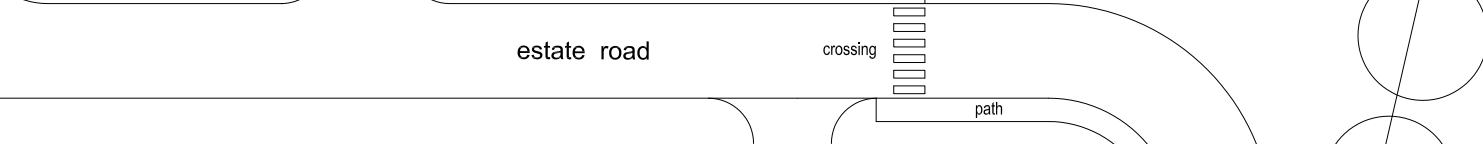
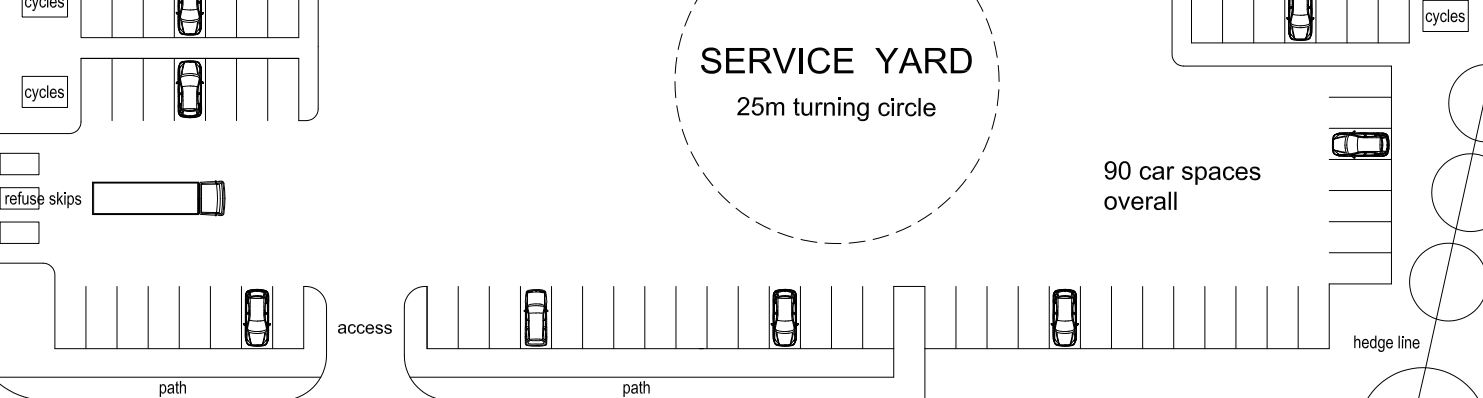
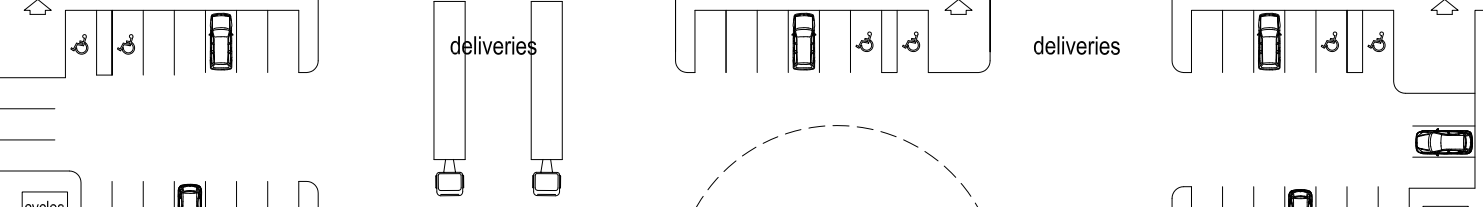
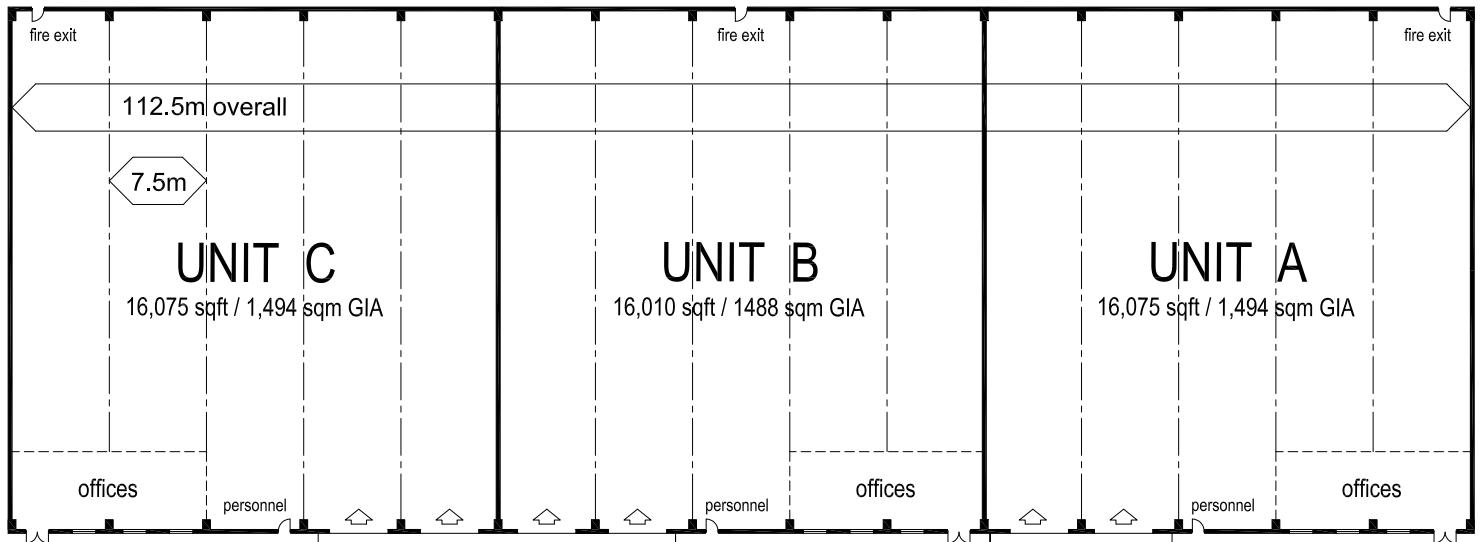


Google Maps



boundary boundary

40m portal span



PROPOSED LAYOUT TO BE READ IN CONJUNCTION WITH MASTERPLAN DRAWING TMA 25-01-02

Scale 1:200



PLANNING ISSUE

No.	DATE	REVISION

TERRY MALPASS ASSOCIATES LIMITED

**TMA**  
 ARCHITECTURAL DESIGN SERVICES  
 107 HUNTLEY AVENUE  
 SPIONHURST  
 DERBY  
 DE21 7DW  
 PHONE : 07768812209  
 Email : t.malpass@tmgma.co.uk

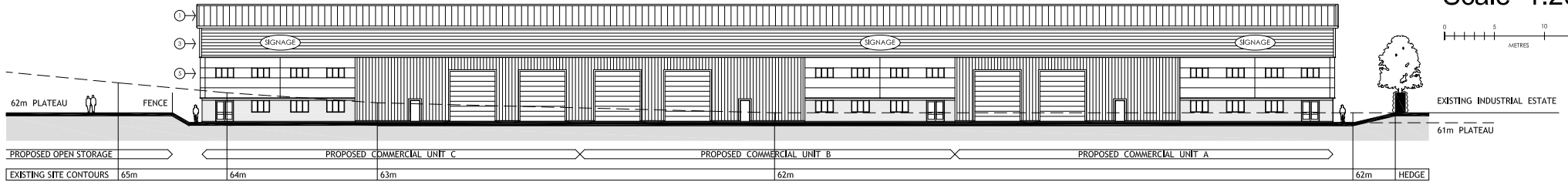
THIS DRAWING IS COPYRIGHT. ANYONE USING THIS DRAWING IN CAD FORMAT MUST HAVE WRITTEN PERMISSION TO DO SO AND MUST NOT REMOVE THE TERRY MALPASS ASSOCIATES LTD TITLE AND LOGO. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE WORKING ONLY FROM A GRID AND FIGURED DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED PRIOR TO COMMENCEMENT OF THE WORKS.

PROJECT  
 Proposed development,  
 Ollerton Road,  
 Tuxford

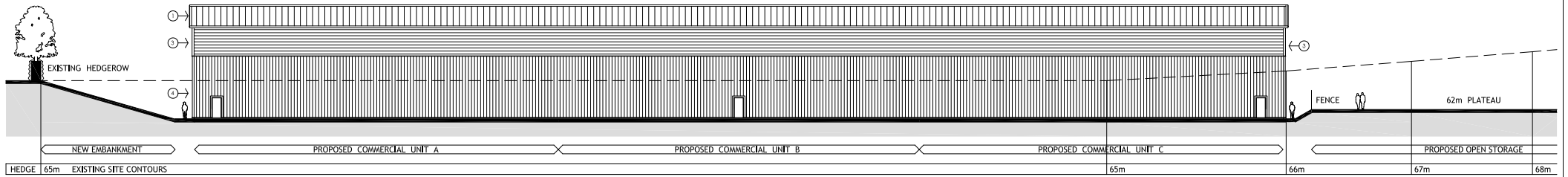
DRAWING TITLE  
 Proposed ground floor plan  
 Commercial units A, B & C

JOB NUMBER	DRAWING SIZE	NUMBER	REVISION
25-01	A1	03	
DATE	SCALE		
Jan 2025	1:1200 @ A1		

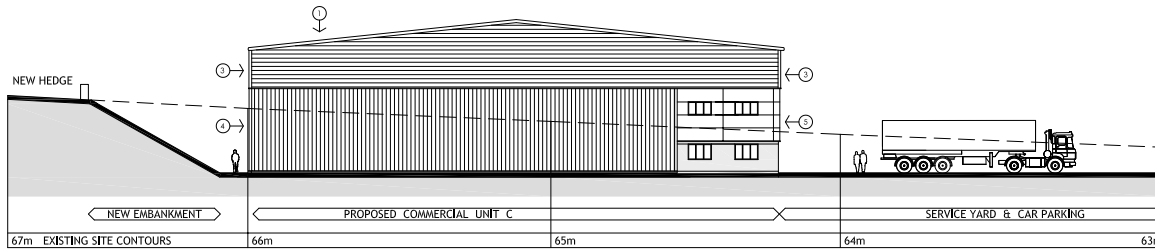
## PROPOSED DEVELOPMENT, OLLERTON ROAD, TUXFORD



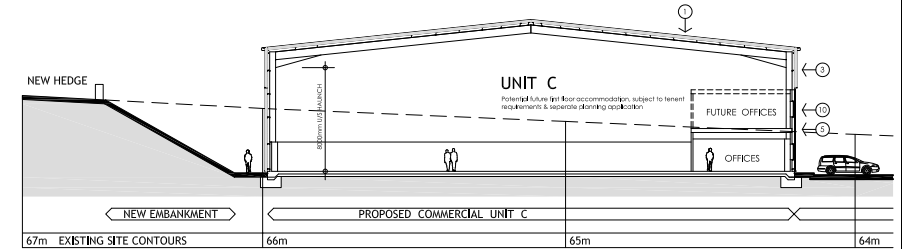
**EAST ELEVATION - facing existing site access road**



**WEST ELEVATION - facing existing agricultural land**

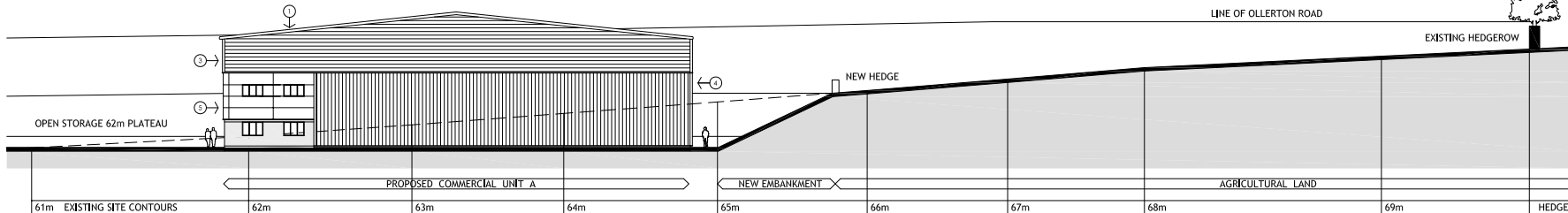


**SOUTH ELEVATION - facing Ollerton Road**



**SECTION**

- |                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ROOF - ① PLASTISOL PROFILED METAL SHEETING WITH 10% ROOFLIGHTS<br/>COLOUR : GOOSEWING GREY BS 10A05</p> <p>② PLASTISOL PROFILED HORIZONTAL METAL SHEETING &amp; FLASHINGS<br/>COLOUR : MERLIN GREY BS 18B25</p> <p>EXTERNAL MATERIALS :</p> | <p>WALLS - ③ PLASTISOL PROFILED HORIZONTAL METAL SHEETING &amp; FLASHINGS<br/>COLOUR : MERLIN GREY BS 18B25</p> <p>④ PLASTISOL PROFILED VERTICAL METAL SHEETING &amp; FLASHINGS<br/>COLOUR : GOOSEWING GREY BS 10A05</p> <p>⑤ HORIZONTAL COMPOSITE CLADDING PANELS<br/>COLOUR : HAMLET RAL 9002</p> <p>⑥ ARCHITECTURAL QUALITY BLOCKWORK WITH BRICK SOLDIER<br/>COLOUR DETAIL COLOUR : LIGHT GREY</p> | <p>DOORS - ⑦ POWDERCOATED ALUMINIUM ENTRANCE DOOR<br/>COLOUR : DARK GREY RAL 7012</p> <p>⑧ PLASTISOL INSULATED SECTIONAL DELIVERY DOOR<br/>COLOUR : DARK GREY RAL 7012</p> <p>⑨ PAINTED STEEL PERSONNEL DOOR &amp; FRAME<br/>COLOUR : DARK GREY RAL 7012</p> <p>WINDOWS - ⑩ POWDERCOATED ALUMINIUM DOUBLE GLAZED UNITS<br/>COLOUR : DARK GREY RAL 7012</p> |
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**NORTH ELEVATION - facing existing industrial estate**

**PLANNING ISSUE**

No.	DATE	REVISION

**TERRY MALPASS ASSOCIATES LIMITED**

**TMA**  
 ARCHITECTURAL DESIGN SERVICES  
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PROJECT  
**Proposed development,  
 Ollerton Road,  
 Tuxford**

DRAWING TITLE			
<b>Proposed elevations Commercial Units A, B &amp; C</b>			
JOB NUMBER	DRAWING SIZE	NUMBER	REVISION
25-01	A1	04	
DATE	SCALE		
Jan 2025	1:1200 @ A1		