

# Provisional Details

# TO LET

**INDUSTRIAL / BUSINESS UNIT**

**UNIT 4, NORTHERN ROAD**

**NORTHERN ROAD INDUSTRIAL ESTATE**

**NEWARK**

**NG24 2EU**



Photograph to be updated

- *Prominent roadside location on premier Industrial Estate*
- *Detached unit with side compound and forecourt parking.*
- *2,400 sq ft / 223 sq m*
- *Good Access To A1, A17 And A46 Trunk Roads and Mainline Train Stations to London Kings Cross and the North*

## SITUATION

The property is prominently located on the established Northern Road Industrial Estate which is located one mile north of Newark town centre. Newark is located midway between Lincoln and Nottingham. The property enjoys good road access to the A1 Trunk Road and its intersection at the A46 and A17 Trunk Roads, providing good communication routes to the Midlands, The North, Lincolnshire and the East Coast respectively.

Newark has the benefit of a Mainline Intercity Train Service to London Kings Cross and The North.

## DESCRIPTION

The property has a gross internal floor area of 2,400 sq ft / 223 sq m or thereabouts and incorporates an office, workshop/warehouse and toilet accommodation. The unit has an eaves height of approximately 10 ft with a side sliding entrance door and separate front entrance door. There is the benefit of forecourt parking together with a fenced enclosed open yard area.

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North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

## ACCOMMODATION

Internal Width	40 ft
Depth	60 ft
Gross Internal Area	2,400 sq ft (223 sq m)

## LEASE

The property is available on a new full repairing and insuring lease agreement, the length of which is flexible, but will be subject to three yearly rent reviews. If the lease agreement is less than three years it may be contracted out of the Landlord and Tenant Act.

The ingoing tenant will be required to lodge one quarter's rent as a deposit which will be held by the landlord during the lease duration.

## COMMENCING RENT

The commencing rent will be £14,500 per annum exclusive.

## SERVICES

We are advised that mains water, drainage and electricity are supplied to the property. Interested parties must make their own enquires to verify.

## OUTGOINGS

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the property is described as factory and premises.

*Rateable Value:* £8,200

The business rate poundage figure for the year commencing 01.04.18 is 0.493. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.



## MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

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## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

## VAT

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

## EPC

The EPC report is available on request and attached is the Asset Rating.



## ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

## POSSESSION

Subject to legal documentation it is envisaged that the unit is immediately available. Please contact the letting agents for further information.

## VIEWING

For further information or to arrange a viewing please contact the sole agents:

Owen Mathias  
Mathias Perry  
T: 01636 815808, E: [owen@mathiasperry.co.uk](mailto:owen@mathiasperry.co.uk)

