



To Let
Industrial Space

Hawton Lane Industrial Estate
Newark-On- Trent
NG24 3GL

align Chartered
Surveyors

Description

Hawton Lane Industrial Estate consists of two blocks of recently refurbished industrial units each incorporating an open plan working space, 3-phase electric supply, and accessible toilets. All the units feature brand new electric shutter doors, lighting and repainted floors/walls alongside 3 designated car parking spaces located at the front elevation.

All units are undergoing extensive refurbishment and renovation with practical completion set for occupation as of the 1st September 2024.

Location

The units are to be located 2 miles (3.22 km) south from the market town of Newark-On-Trent, with a population of 29,755 (2021 Census). The units can be accessed by Hawton Lane which is a .146km-long mixed-use roads. Accessible from both ends via the B6326 to the east and Bowbridge Lane to the west, both providing links to the town and the A1. The A46 in the north of the town provides access to other major conurbations such as Nottingham lying just 21 miles (33km) South East with a population of 323,600.

Hawton Lane provides good transport links with a bus stop within walking distance and railway connections (East Coast Mainline) can be accessed by Newark Northgate train station.

Location Plan



Floor Areas

Block One	Sq.m	Sq. Ft.	Block Two	Sq.m	Sq. Ft.
Unit 1	102	1,100	Unit 6	176.5	1,900
Unit 2	102	1,100	Unit 7	176.5	1,900
Unit 3	102	1,100	Unit 8	176.5	1,900
Unit 4	102	1,100	Unit 9	247	2,660
Unit 5	102	1,100	Unit 10	247	2,660



Industrial Estate

Comprising of 10 recently refurbished industrial units



Business Rates

Specific unit rating assessments are to be addressed with the local charging authority

Rent

Block One	Rent	Block Two	Rent
Unit 1	£12,000	Unit 6	£20,880
Unit 2	£12,000	Unit 7	£20,880
Unit 3	£12,000	Unit 8	£20,880
Unit 4	£12,000	Unit 9	£26,640
Unit 5	£12,000	Unit 10	£26,640

Terms

Terms to be agreed on minimum of a 3-year agreement with either party to provide 6 months notice at any point. A 3-month security deposit is required, with occurring rent payments made monthly in advance.

EPC

Units have an energy performance certificate and can be provided upon request

Viewing

All viewings are to be arranged through the retained agents or by contacting one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wright@alignpropertypartners.co.uk

Legal Costs

The ingoing tenant is responsible for the landlords reasonable legal fees, in the preparation of the lease agreement these fees are equivalent to one month's rent.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

