

TO LET INDUSTRIAL UNIT

UNIT 2 MAYDEN PARK

Northern Road, Newark, NG24 2EU



Key Highlights

- Prominent roadside frontage onto Northern Road
- Established commercial location, approximately 1.5 miles from the A1
- Good onsite parking provision and dedicated yard with security access
- Eaves height of approximately 6.3m (21')

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LOCATION

Newark is a popular market town within a population of approximately 35,000 people.

Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield approximately 20 miles to the west and Nottingham approximately 21 miles to the south west.

Beacon Hill Road/Northern Road lies to the east of the town centre and benefits from access to the A1 trunk road and the dualled A46 to Leicester and the M1. The property is located very close to Newark North Gate railway station, which offers a direct line to London Kings Cross with an average journey time of 1 hour and 30 minutes.

SITUATION

The property occupies a prominent position fronting Northern Road, the principal spine road running through the Northern Road Industrial Estate, onto which it has extensive linear frontage.

This is an established trade counter location with neighbouring occupiers including The Range, City Electrical Factors, NSK UK Limited, Blueprint Gaming, Topps Tiles, Turnbull, WeOnly MOT and Halfords Auto Centre, to name but a few.

Amenities are available at Co-Op Convenience Store to the south on Beacon Hill Road.

DESCRIPTION

The property comprises a workshop / warehouse unit benefitting from a forecourt parking / loading area and dedicated yard, incorporating two full height electrically operated level access steel roller shutter doors.

The unit is configured to provide uninterrupted open plan space with ancillary offices, kitchen and staff welfare facilities.

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ACCOMODATION

The property has been measured on a gross internal basis. All figures quote are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,033	281.77

RATES

Rateable Value 2026 £9,200 pa
Rates Payable 2026/2027 £3,974 pa

TENURE

The unit is available on flexible lease terms.

RENT

£25,000 per annum, exclusive

SERVICE CHARGE

Approximately £98.00 per month + VAT

EPC

D87

VAT

VAT is applicable

VIEWING

Strictly by prior appointment only with the Sole Agent, Savills

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction

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