

BRAND NEW WAREHOUSES

TO LET



**Units A & B, Ollerton Road, Tuxford, Nottinghamshire
NG22 0PQ**

#1233683/2025K



**BTG
Eddisons**

UNITS A & B, OLLERTON ROAD

TUXFORD, NOTTINGHAMSHIRE, NG22 0PQ



Agreement

To Let



Detail

Warehouse



Rent

From £120,565 pax



Size

1,493 to 3,284 sq m
(16,075 to 35,352 sq ft)



Location

Tuxford, NG22 0PQ



Property ID

#1233683/2025K

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515

OR OUR JOINT AGENT

BEN FLINT
Flint Real Estate
01302 639838

Property

The property comprises two brand new warehouses/industrial units.

The units will have allocated office/staff/WC facilities and 8 metres to the haunch. Unit A will have two vehicular access doors, whilst Unit B will have three.

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 ²	ft ²
Unit A	1,493	16,075
Unit B	1,791	19,277
Unit C	UNDER OFFER	

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**.

Rent

Unit A - £120,565 per annum exclusive

Unit B - £144,600 per annum exclusive

Units A & B - £265,165 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.

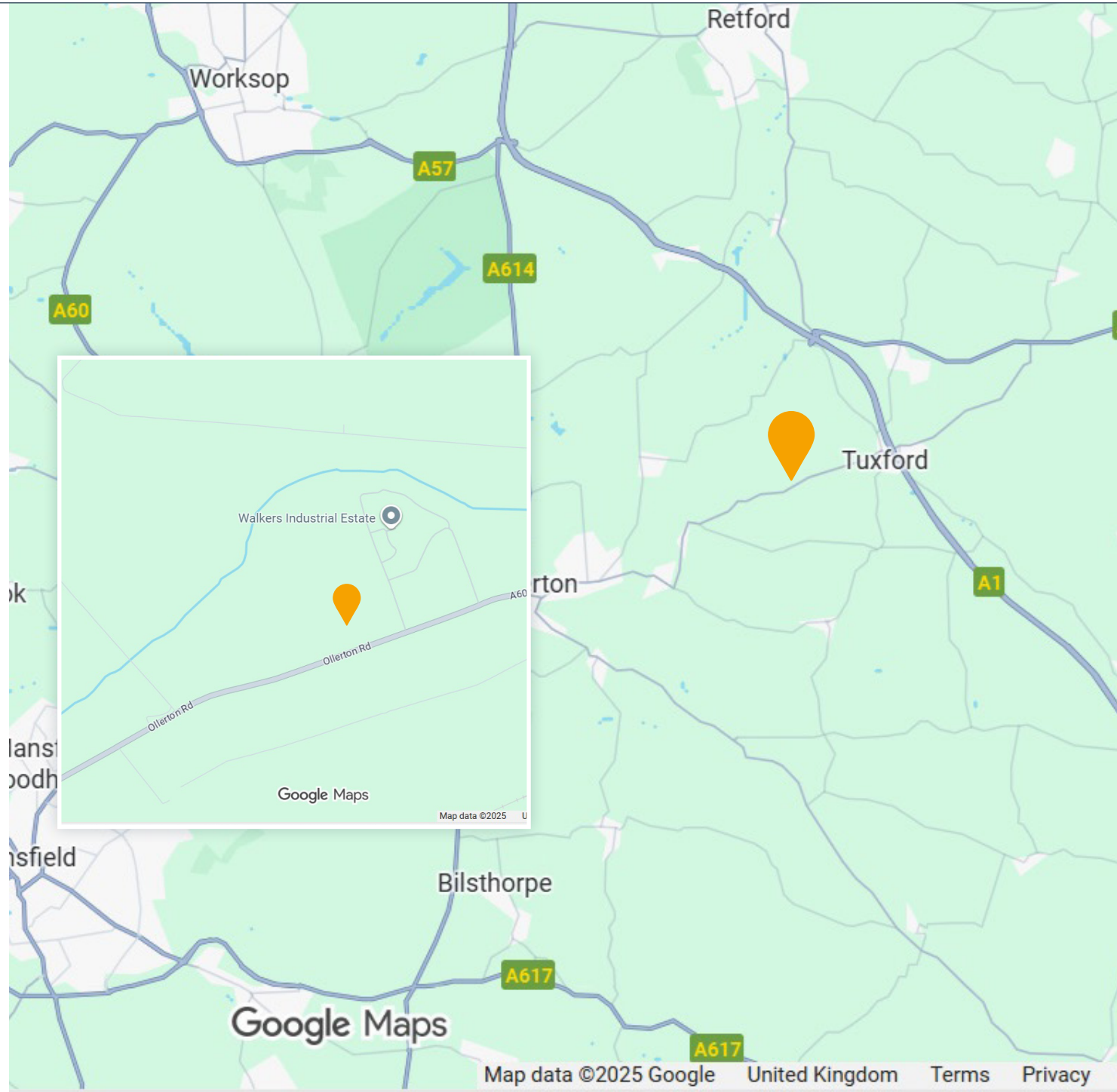
Anti-Money Laundering

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

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.

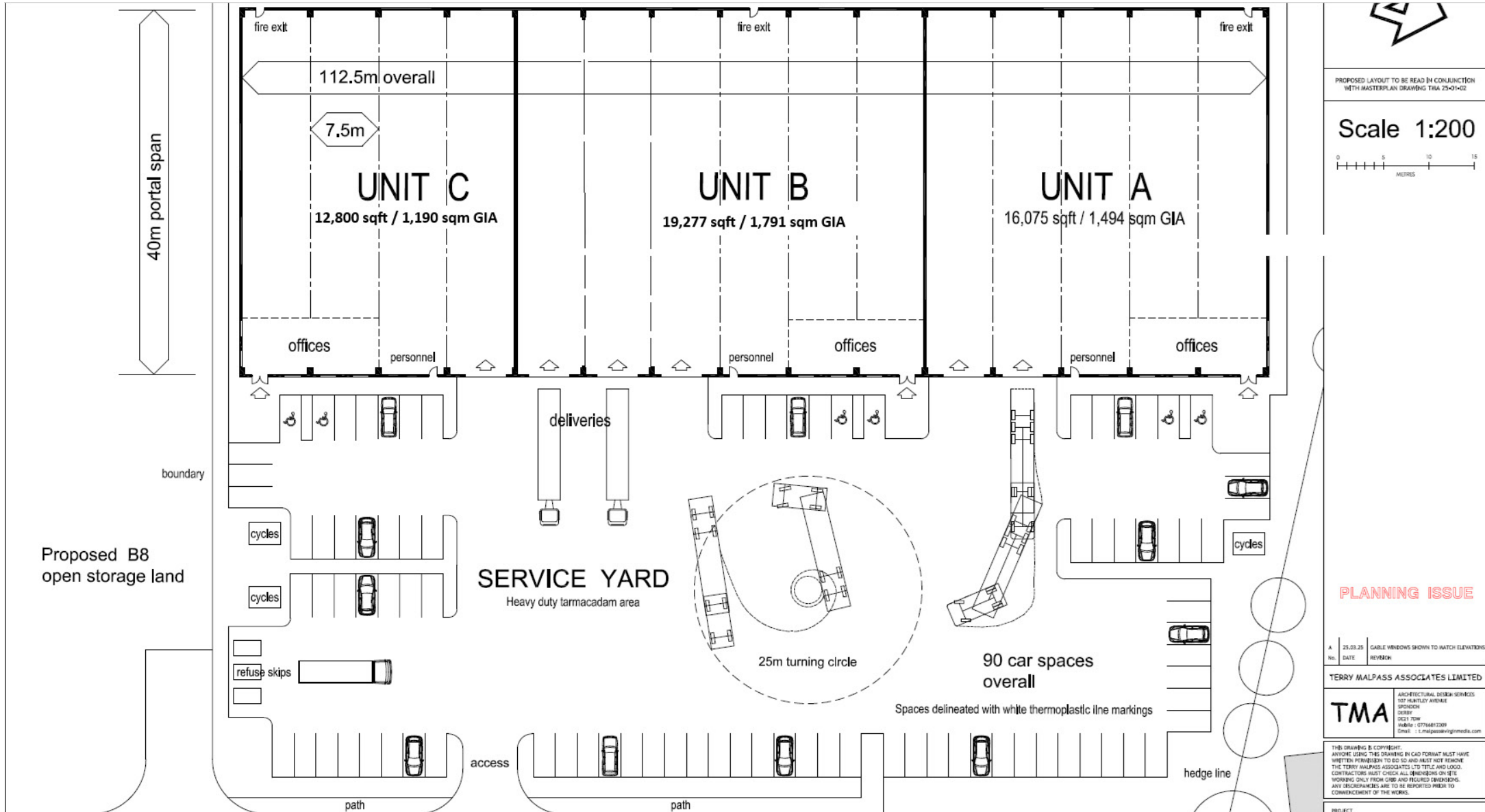
Other occupiers on the estate include Walker & Son (Hauliers), Griffins Logistics and Premier Movers.





Google Maps





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

Scale 1:200

0 5 10 15 METRES

PLANNING ISSUE

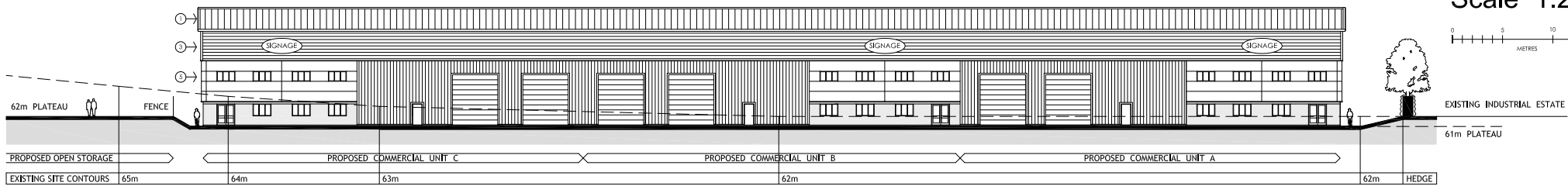
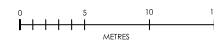
A.	25.03.25	CABLE WINDOWS SHOWN TO MATCH ELEVATIONS
No.	DATE	REVISION

TERRY MALPASS ASSOCIATES LIMITED

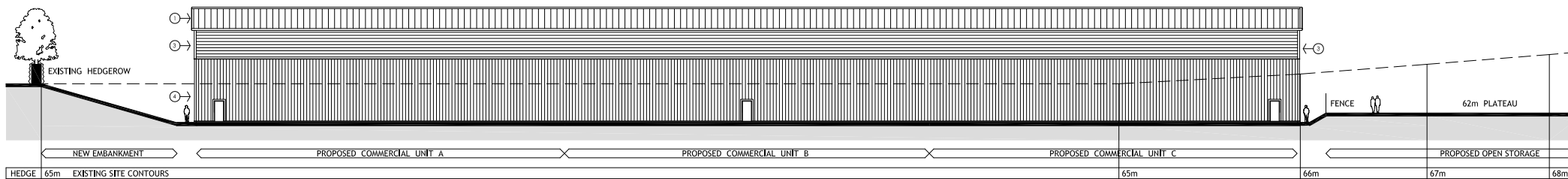
TMA
ARCHITECTURAL DESIGN SERVICES
107 HEATLEY AVENUE
SPRINGBUSH
DUNEDIN
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ANY DISCREPANCIES ARE TO BE REPORTED PRIOR TO COMMENCEMENT OF THE WORKS.

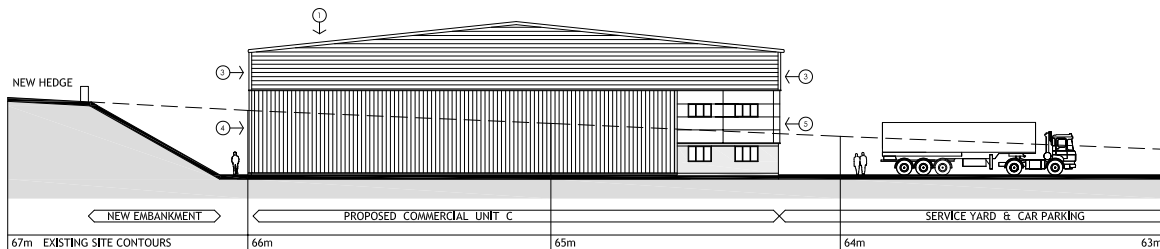
PROJECT



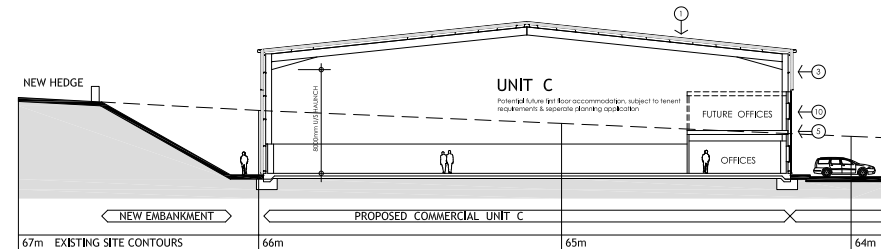
EAST ELEVATION - facing existing site access road



WEST ELEVATION - facing existing agricultural land



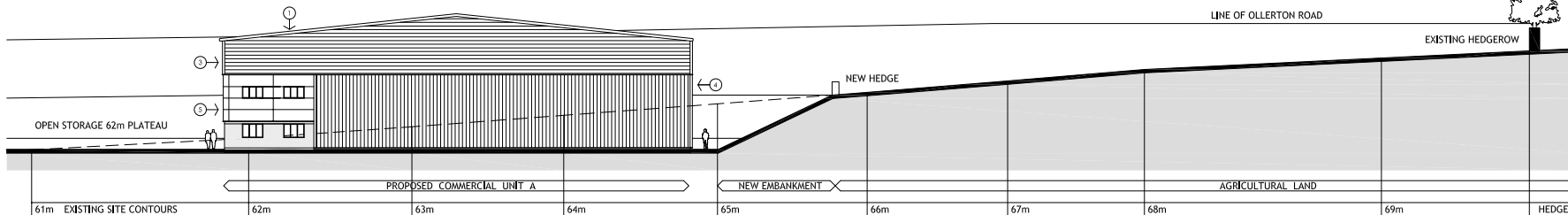
SOUTH ELEVATION - facing Ollerton Road



SECTION

- | | | | | | | | | |
|--------|---|---|---------|---|--|---------|---|--|
| ROOF - | ① | PLASTISOL PROFILED METAL SHEETING WITH 10% ROOFLIGHTS
COLOUR : GOOSEWING GREY BS 10A05 | WALLS - | ③ | PLASTISOL PROFILED HORIZONTAL AL METAL SHEETING & FLASHINGS
COLOUR : MERLIN GREY BS 18B25 | DOORS - | ⑦ | POWDERCOATED ALUMINIUM ENTRANCE DOOR
COLOUR : DARK GREY RAL 7012 |
| | ② | PLASTISOL PROFILED HORIZONTAL METAL SHEETING & FLASHINGS
COLOUR : MERLIN GREY BS 18B25 | | ④ | PLASTISOL PROFILED VERTICAL METAL SHEETING & FLASHINGS
COLOUR : GOOSEWING GREY BS 10A05 | | ⑧ | PLASTISOL INSULATED SECTIONAL DELIVERY DOOR
COLOUR : DARK GREY RAL 7012 |
| | | | | ⑤ | HORIZONTAL COMPOSITE CLADDING PANELS
COLOUR : HAMLET RAL 9002 | | ⑨ | PAINTED STEEL PERSONNEL DOOR & FRAME
COLOUR : DARK GREY RAL 7012 |
| | | | | ⑥ | ARCHITECTURAL QUALITY BLOCKWORK WITH BRICK SOLDIER
COLOUR DETAIL COLOUR : LIGHT GREY | | ⑩ | POWDERCOATED ALUMINIUM DOUBLE GLAZED UNITS
COLOUR : DARK GREY RAL 7012 |

EXTERNAL MATERIALS :



NORTH ELEVATION - facing existing industrial estate

PLANNING ISSUE

NO.	DATE	REVISION

TERRY MALPASS ASSOCIATES LIMITED

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107 HUNTLEY AVENUE
SPRING
DESBY
LE11 7DW
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PROJECT
Proposed development,
Ollerton Road,
Tuxford

DRAWING TITLE Proposed elevations Commercial units A, B & C			
JOB NUMBER 25-01	DRAWING SIZE A1	NUMBER 04	REVISION
DATE Jan 2025	SCALE 1:1200 @ A1		