

# High quality serviced office/studio space suitable for a variety of uses, available in the heart of Newark Town Centre

111m<sup>2</sup>  
(1,195ft<sup>2</sup>)

- Competitive, flexible terms available
- Centrally located in Newark Town Centre providing a plethora of amenities
- WC and kitchen facilities available
- Bright, open plan accommodation throughout
- Recently refurbished
- Immediately available



**TO LET**



Location



Gallery



Contact





## Location

St Marks House is located just off Lombard Street within easy reach of Newark Town Centre.

The property is well located for access to Newark Northgate Train Station as well as nearby bus routes with great car parking close by. The property benefits from being in close vicinity to a plethora of amenities including shops, cafes, bars, restaurants and a mixture of office occupiers.

## Description

The property is located on the third/top floor of St Marks House and provides an open plan office/studio space that has recently been refurbished. The specification is as follows:

- WC and kitchen facilities
- Grey carpet tiles throughout
- Air conditioning
- Trunking throughout providing Cat 5 cabling
- Reception area
- Stairwell and entrance to undergo full refurbishment
- Surplus of car parking nearby
- LED lighting
- Gas central heating system
- Individually secured with 2 lockable doors
- Grey UPVC windows providing effective natural light





## Floor Areas

From measurements taken on site, we calculate the suite to have the following Net Internal Area (NIA):

**111m<sup>2</sup> (1,195ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

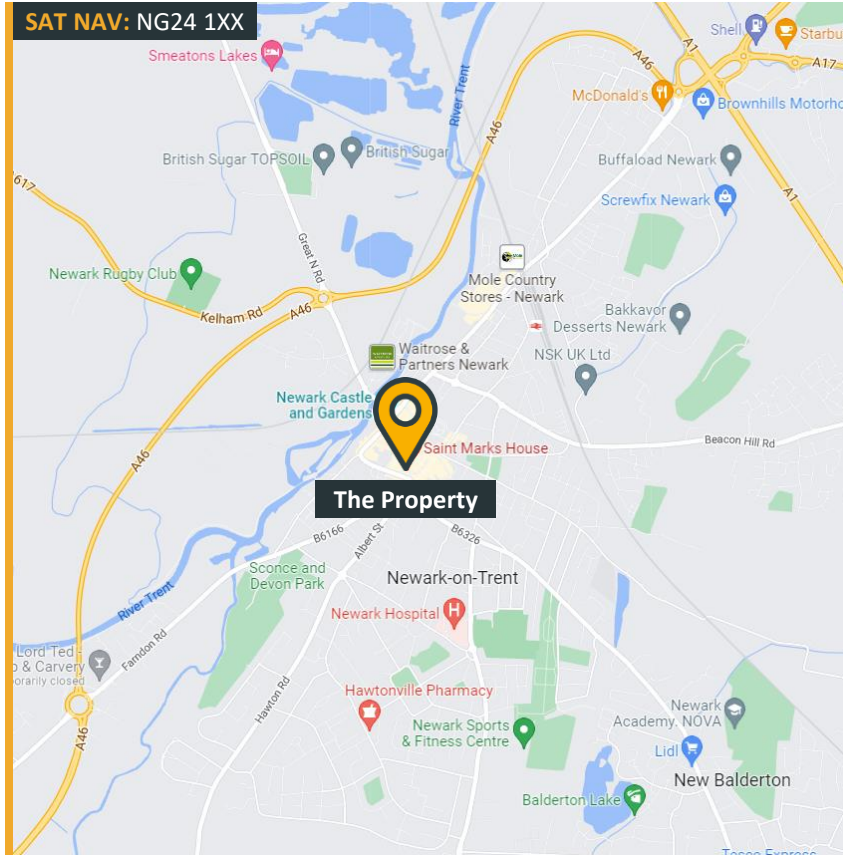
## Business Rates

The business rates are currently being reassessed. Guide figures are available by way of the agents.

## Rent

The property is available on a new lease for a term of years to be agreed at the following quoting rent:

**£12,000 per annum inclusive  
(Twelve Thousand pounds )**



## EPC

A copy of the EPC is available upon request.

## VAT

VAT applies to rent and other payments due under the lease.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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10/07/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.