

Modern trade counter/industrial/ warehouse unit located in prominent industrial location – to be refurbished

171.22m²
(1,843ft²)

- Industrial unit with offices and WC facilities
- To be refurbished to a very high standard
- Full height roller shutter door, 3 Phase power
- Flexible lease terms
- Fantastic transport links (A1 and A46)



TO LET



Location



Gallery



Contact



Location

The property is located on Enterprise Park which is an established industrial location close to Newark town centre. Well served by road links, the unit is easily accessible from both the A46 and A1 dual carriageways.

Description

The property comprises a modern purpose built industrial unit of steel portal frame construction with the following specification:

- Load bearing solid concrete floors
- Eaves height of circa 4.56 metres rising to 5.5 metres
- Translucent roof lights
- LED lighting
- Electric full height roller shutter door
- 3 Phase power
- WC facilities
- Office
- Ample car parking
- Concrete surfaced shared yard/circulation space
- Good access for artic/HGV's

Floor Areas

From measurements taken on site we calculate the Gross Internal Area of the property to be:

171.22m² (1,843ft²)

This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements





Rent

The property is available by way of an internal repairing lease at a rent of:

£16,500 per annum

Lease Terms

The following lease terms are available:

- 1) A 3 year lease with no break clause – a 7.5% discount will be applied to the rent.
- 2) A 3 year lease with a 12 month rolling tenant break option – no discount or extra charges.
- 3) 3 year lease with a 3 month rolling contract – 10% premium on the rent

Business Rates

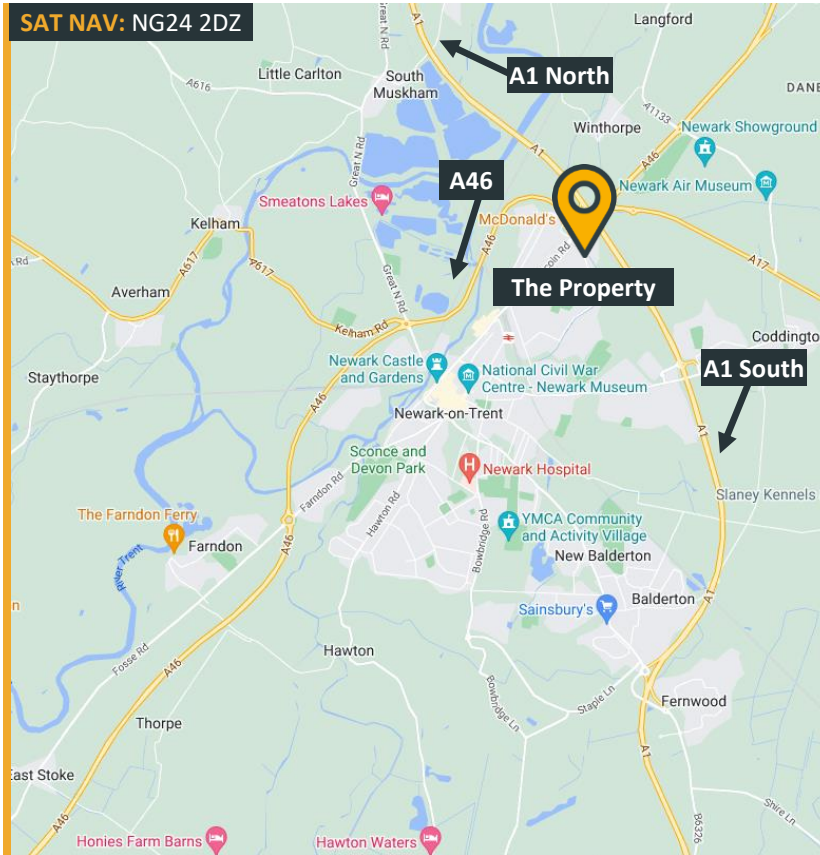
From enquiries of the VOA website we understand the following:

Rateable Value from 01 April 2023: £8,900

The unit would be eligible for small business rates relief if applicable.

This information is for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Newark & Sherwood District Council





Maintenance Rent

The property is subject to Maintenance Rent to cover the parts of the estate used in common and buildings insurance. The Maintenance Rent currently runs at £1,658.70 per annum (£0.90 per sq ft).

EPC

The EPC Rating for the property is available from the agent.

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