

Excellent industrial unit available to rent immediately

146.6m²
(1,577ft²)

- 10 industrial unit development
- Clear span warehouse/ production space
- 3 Phase power/electric roller shutter door/disabled WC
- Excellent forecourt parking
- Great road links/easy access to A1
- Secure gated courtyard to the rear of Jewsons



TO LET



Location



Gallery



Contact



Location



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Location

The development lies on the northern side of Hawton Lane immediately at the rear of Jewsons adjacent to Tarmac. Hawton Lane links Bowbridge Road at its western end with London Road at Balderton. There is a new link road from Bowbridge Road directly to the A1 immediately to the south of Balderton which has opened up land for residential development. There are long-term plans to create a new southern relief road linking the A46 just to the south of Farndon to the A1. Newark lies on the A1/A46 some 20 miles northeast of Nottingham and 14 miles south of Lincoln. Newark Northgate station provides regular services to London King's Cross in around 1 hour 15 minutes. Newark Castle provides local services to Nottingham and Lincoln and stations in between.



The Development

The development is constructed around a central tarmac surfaced courtyard and comprises 10 industrial units and a 2 storey office building. The units are of steel portal framed construction with low level elevations of brick and block beneath a pitched lined profile clad roof incorporating translucent sheets for internal natural lighting. Each unit has a single toilet and 3-phase supply with an eaves height of 5 metres and accessed by an electronic roller shutter door 3.15 metres x 3.4 metres high. Within the forecourt there are located delineated car spaces at 3 per unit.





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Floor Areas

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

146.6m² (1,577ft²)

(This information is given for guidance purposes only)

Rent

The unit is available on a new effective fully repairing and insuring lease and we are quoting a rent of:

£14,000 per annum exclusive

Business Rates

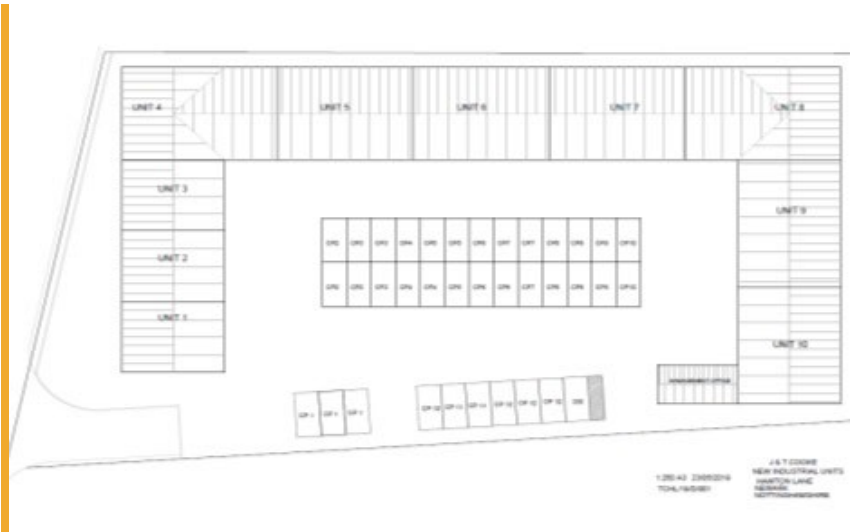
From enquiries of the Valuation Office website we understand the following:

Ratable Value from April 2023: £10,000

This unit will qualify for small business rates relief. However, all interested parties are required to make their own enquiries with Newark & Sherwood District Council.

EPC

The EPC rating for the unit is C-60.





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VAT

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

Service Charge

The unit is subject to an annual service charge which administers the upkeep and maintenance of the common parts of the estate. Details of this are available from the agent.

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.