

TO LET

FIRST FLOOR OFFICES

Harlaxton House, Long Bennington Business Park, Great North Road, Newark, NG23 5JR



Key Highlights

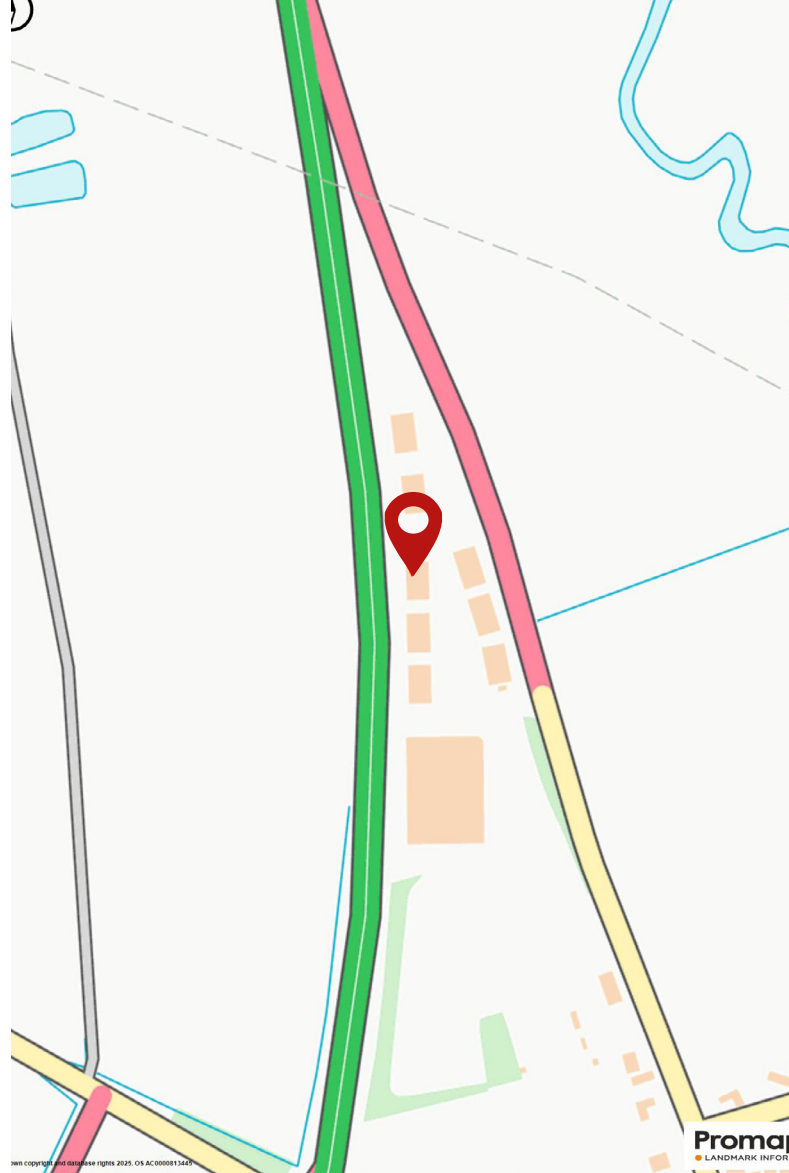
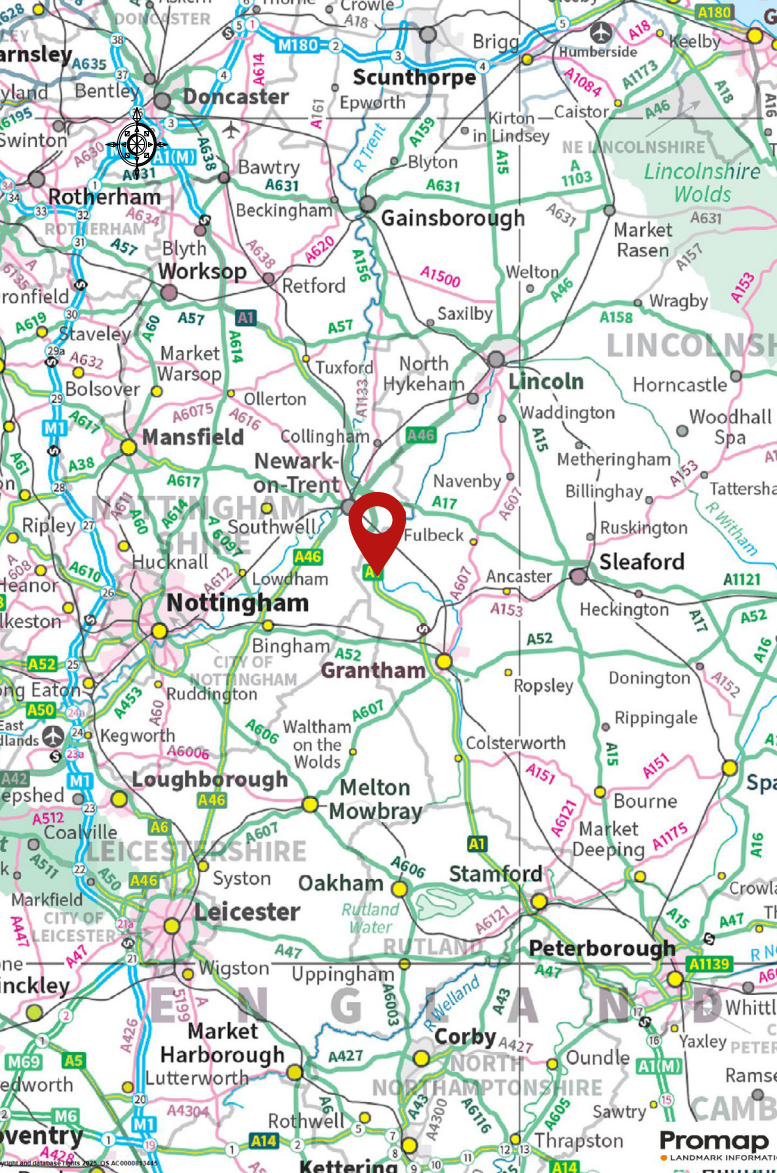
- Strategically located fronting the A1 between Newark and Grantham
- High specification self-contained offices
- Attractive landscaped environment with substantial on site car parking and security

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

Long Bennington Business Park is situated just off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52 and A46/ A17. The park falls 30 miles to the north east of Nottingham, 23 miles to the south west of Lincoln and 56 miles to the north west of Peterborough. London is approximately 135 miles away, in addition to which a direct train to London Kings Cross can be accessed from both Newark (approximately 1 hour 30 minutes) and Grantham (approximately 1 hour 20 minutes).

Long Bennington Village provides good local facilities which include Post Office, School, Crèche, three Pubs / Restaurants, Cafe, Co-op Convenience Store, Police Station, Newsagents and Public Park.

DESCRIPTION

Long Bennington Business Park comprises high specification offices in an attractive landscaped environment with substantial onsite car parking on a fully secured site.

Key features includes:

- Fully open plan offices
- Suspended ceilings with Category II lighting

- Fully carpeted
- Fully secure site
- Access raised floors
- Comfort cooling environment
- CCTV
- DDA compliant lift
- On site parking
- Dedicated broadband supply

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
1st Floor	2,500	232

RATEABLE VALUE

- Rateable Value 2023 — £24,750
- Rates Payable 2025/2026 — £12,350.25

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



TERMS

Available To Let on a new lease on flexible terms.

Service and security charge contribution.

RENT

£27,500 per annum

EPC

The unit has an EPC Rating of D78.

VAT

VAT is payable in respect of any rent that is agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

Victor Ktori

vktori@savills.com
+44 (0) 7870 999 467

Christine Thorn

cthorn@savills.com
+44 (0) 115 934 8050

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432
Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills
Marketing: 020 7499 8644 | 04.06.2025

savills