



TO LET - UNIT A3 ENTERPRISE PARK, NEWARK. NG24 2DZ

- Modern trade counter/light industrial workshop unit in prominent Industrial estate location (maybe combined with adjacent Unit A4)
- Approx - 1,852 ft² (172 m²) with office & WC provision
- Excellent access to A1/A46/A17 junction & trains to London Kings Cross
- TO LET Incentives available (subject to status)

LOCATION

Enterprise Park is situated at the heart of the town's established and popular Brunel Drive Industrial Estate just off the A1/A46/A17 road junctions providing excellent access locally, regionally & nationally.

Newark is an attractive and thriving market town with a resident population in the order of 40,000 serving a district population of approx. 121,000. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within 45 minutes drive.

DESCRIPTION

A modern purpose-built trade counter/light industrial unit, which is set in a courtyard layout with ample circulation and parking. The accommodation provided comprises:

Accommodation

Description	ft ²	m ²
UNIT A3	1,852	172
Office & WC		
TOTAL (GIA)	1,852	172

- Load bearing solid concrete floors
- Eaves height of circa 4.56 m rising to 5.5 m
- 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 Artics & HGV's

EXTERNALLY

There is concrete surfaced shared yard/circulation with parking for each unit.

ENERGY PERFORMANCE

The property has an EPC rating of E (123).

RENT

To Let on an internal repairing lease at an initial rent of £16,600.00 p.a excl

LEASE TERMS

The following lease terms are available:

- 3-year lease with no break clause:
A 5% discount will be applied to the rent.
- 3-year lease with a 12 month rolling tenant break option: no discount or flexibility
- 3-year lease with a 3 month rolling contract: additional 10% premium added to the rent

RENT DEPOSIT - three month deposit is required.



SERVICES

All mains services are available for connection. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

BUSINESS RATES

The unit has a rateable value of £9,100. An incoming tenant may be able to apply for small business rates relief. All enquires regarding Rates payable should be made to NSDC on 01636 650000.

MAINTENANCE

The tenant will pay an annual maintenance rent per sq ft pa to cover buildings insurance and maintenance to the estate - Details on request, currently £2,040 p.a. excl

VAT

The rent and maintenance rent are subject to VAT at the prevailing rate.

VIEWING

For further information, or to arrange a viewing, please contact: (OUR REF: CS1876)

Wood Moore & Co Ltd

E: enquiries@woodmoore.co.uk

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