



SECOND FLOOR OFFICE SUITE

SF09 UNIT 14, HALIFAX COURT, FERNWOOD, NG24 3JP

- Second Floor Office Suite
- On-site shared communal car parking
- Rent - Inclusive
- New internal repairing lease available on terms to be agreed
- Shared Kitchen and WC Facilities

£3,800 P.A.X. LEASEHOLD| 186 ft2 (17.3 m2)

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LOCATION

Fernwood Business Park is well located adjacent to the A1 and its junction with the B6326, approximately 2 miles south of Newark town centre. Halifax Court forms part of the 38-acre (15.4 hectare) Fernwood Business Park.

DESCRIPTION

The property comprises a modern detached office building. The building is predominantly brick built with an attractive full height glazed entrance lobby under a pitched roof.

Internally the accommodation is finished to a high standard including, suspended ceilings, recessed lighting, full access raised floors and air conditioning. The property is arranged over three floors and is served by a passenger lift.

SF09 is a second floor office/storage unit with carpet flooring, painted plaster walls and suspended ceilings. An incoming tenant will have use of the shared WC and kitchen facilities. One non demised car parking space is also available within the communal car park on site.

ACCOMMODATION

We have measured the unit in accordance with IPMS3 and it provides 17.3 m2 (186 ft2) of accommodation.

SERVICES

We understand that mains water and electricity is connected to the property.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease.

TOWN AND COUNTRY PLANNING

SF09 has previously been used for Office/Storage purposes and therefore has an established use now covered by Use Class E of The Use Classes Order 2020.

We would recommend that potentially interested parties make their own planning related enquiries via the Planning Department at Newark & Sherwood District Council. Tel. 01636 650000.

BUSINESS RATES

Small Business Rates Relief may be available on this property for qualifying occupiers. For further information relating to Business Rates please contact Newark & Sherwood District Council on 01636 650000.

LEASE & RENTAL TERMS

A new internal repairing lease is available at a rent of £3,800 per annum. The lease is to be outside of Section 24-28 of the Landlord & Tenant Act 1954 Part II.

The rent includes tenants contribution towards estate charge, buildings insurance, electricity, water and the landlords internet services (2Mbps).

EPC

The property has an EPC rating of C61.

VAT

All prices quoted will be subject to VAT at the prevailing rate.

LEGAL COSTS

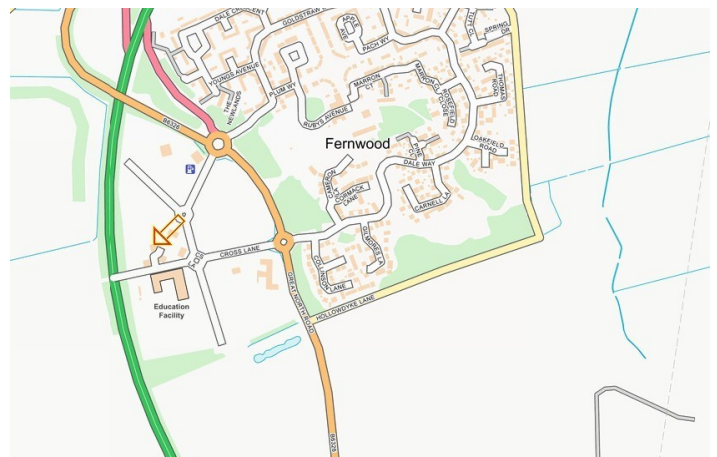
As is usual the ingoing Tenant will be responsible for our client's reasonable legal fees incurred in this transaction. For leases under 3 years, our fee for producing the agreement is £300 + VAT.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact.

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