

+ *Industrial* + *Industrial* + *Industrial* +

## PROMINENT WORKSHOP UNITS TO LET



(Enterprise Park – Typical Unit)

### ENTERPRISE PARK BRUNEL DRIVE, NEWARK, NG24 2DZ

- MODERN WORKSHOP UNITS IN PROMINENT LOCATION
- UNITS AVAILABLE FROM 1,680FT<sup>2</sup> (156M<sup>2</sup>) TO 1,865 FT<sup>2</sup> (173.26 M<sup>2</sup>)
- CONVENIENT LOCATION CLOSE TO JUNCTION OF A1, A46 AND A17
- TO LET ON FLEXIBLE ‘EASY IN EASY OUT’ TERMS



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

## DESCRIPTION & LOCATION

Modern purpose built workshop units set in a courtyard layout with ample circulation and parking. The premises are situated on Brunel Drive, Newark's principal industrial area located approximately ½ mile from the junction of the A1, A46 and A17 trunk roads.

Newark is an historic and thriving market town with a resident population in the order of 35,000 and a district population of around 90,000. The town is served with excellent communication links being situated at the junction of the A1, A46 and A17 trunk roads and with rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham which are approximately 15 and 19 miles away respectively.

## ACCOMMODATION

| UNIT    | Ft <sup>2</sup> | M <sup>2</sup> |
|---------|-----------------|----------------|
| Unit A4 | 1,865           | 173.26         |
| Unit B3 | 1,680           | 156            |

## SERVICES

All mains services are understood to be available for the connection although prospective tenants are advised to make their own enquiries to the relevant utility companies as to the suitability and capacity of the services in respect of any particular use.

## RATEABLE VALUE

We are advised by Newark & Sherwood District Council that the Rateable Values and Rates payable for the year 2007/2008 for the respective Units are as follows:

| <u>Unit</u> | <u>Rateable Value</u> | <u>Payable</u> |
|-------------|-----------------------|----------------|
| Unit A4     | £7,700                | £3,418.80      |
| Unit B3     | To be assessed        |                |

## TENURE

The premises are available To Let on standard 3-year agreements, incorporating annual options to break.

## RENT

|         |            |           |
|---------|------------|-----------|
| Unit A4 | £10,183 pa | Available |
| Unit B3 | £9,408 pa  | Available |

The incoming tenants will be required to pay an administration fee of £150 as a contribution towards preparation of the Tenancy Agreement and adding the tenant's name to the site directory board etc.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## VIEWING

Strictly by appointment only:

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# ENTERPRISE PARK, BRUNEL DRIVE, NEWARK



(Not to scale: for identification purposes only)