

First Floor Office, Unit 25, Ollerton Road | Tuxford | Newark | NG22 0PQ

## Good quality self contained two storey office accommodation with excellent car parking provision

243.7m<sup>2</sup>  
(2,624ft<sup>2</sup>)

- Glazed reception entranceway
- Large open plan floorplates
- Newly carpeted and redecorated with LED lighting
- Air conditioning and oil powered heating system
- 15 car parking spaces
- Available immediately



**TO LET**



Location



Gallery



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## Location

The property is accessed from the A6075 Ollerton Road, with adjacent access onto the A1, approximately 6 miles north east of Retford and 10 miles north of Newark. The property is in an excellent regional position given its accessibility to the A1.

## Description

The property is of two storey brick elevation with glazed frontage and reception entranceway.

The floorplates are predominately open plan with ancillary kitchen, WC facilities and server room.

The property has the following specification:

- LED lighting
- Carpeted flooring
- Redecorated throughout
- Perimeter trunking
- Raised flooring boxes in part
- Air conditioning units
- Oil powered heating system
- Kitchen point
- WC facilities
- 15 marked car parking spaces.





## Floor Areas

From measurements taken on site we calculate the Net Internal Area of the property to be:

**243.7m<sup>2</sup> (2,624ft<sup>2</sup>)**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rent

The property is available on a new lease and we are quoting the following rent:

**£14,000 per annum exclusive  
(Fourteen thousand pounds)**

The annual insurance premium is included within the rent.

## Business Rates

Guide figures are available from the agent.

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Bassetlaw District Council)

## EPC

The EPC Rating for the property is available from the agent.





Location

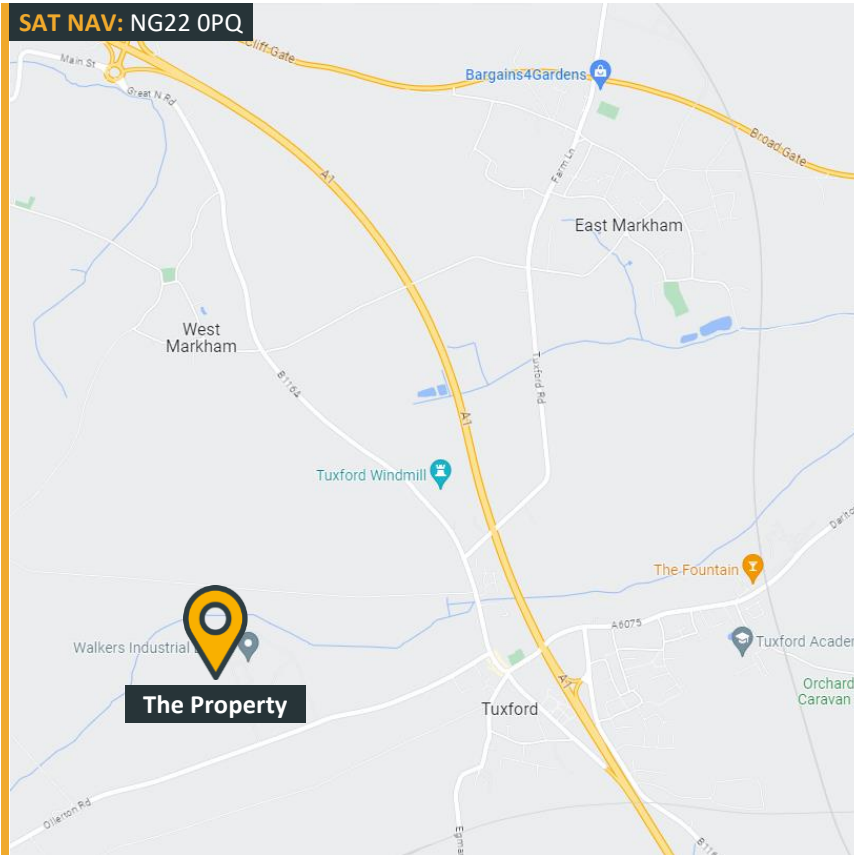


Gallery



Contact

**SAT NAV: NG22 0PQ**



## Service Charge

The offices are subject to a service charge to cover the upkeep and maintenance of the common parts. For 2022/2023 this currently runs at £1,200 per annum.

## VAT

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

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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29/06/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.