

Rare freehold opportunity to purchase high quality industrial unit with fitted offices and large shared yard

245.14m²
(2,636ft²)

- Clear span warehouse space
- Eaves height of circa 3.5 metres rising to 6.6 metres to apex
- 3 Phase power and full height roller shutter door
- Fully fitted office
- Fenced and secure site
- Excellent car parking ratio
- Fantastic transport links (A1 and A46)



FOR SALE



Location



Gallery



Video



Contact



Location

The property is located behind Cooks & Company, the kitchen show room on Brunel Drive. Brunel Drive is an established industrial location close to Newark town centre. Well served by road links, the unit is easily accessible from both the A46 and A1 dual carriageways.

Description

The property comprises mid terraced steel portal framed industrial unit with shared yard and fully fitted offices. The specification of the unit includes:

- Circa 3.5 metre eaves rising to 6.7 metres at the apex
- Clear span warehouse space
- Electric roller shutter door
- Solid concrete load bearing floor
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Fitted offices and welfare facilities
- WC and ancillary facilities
- Fully fenced and gated site
- Option to keep mezzanine floor or remove
- Personnel door
- Glazing to front elevation
- Concrete surfaced shared yard
- Good access/circulation space for artic/HGV's

The mezzanine floor is to be removed from the unit.





Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

245.14m² (2,636ft²)

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

Price

The unit is available to purchase freehold and we are quoting a price of:

£325,000

(Three hundred and twenty-five thousand pounds)

Services

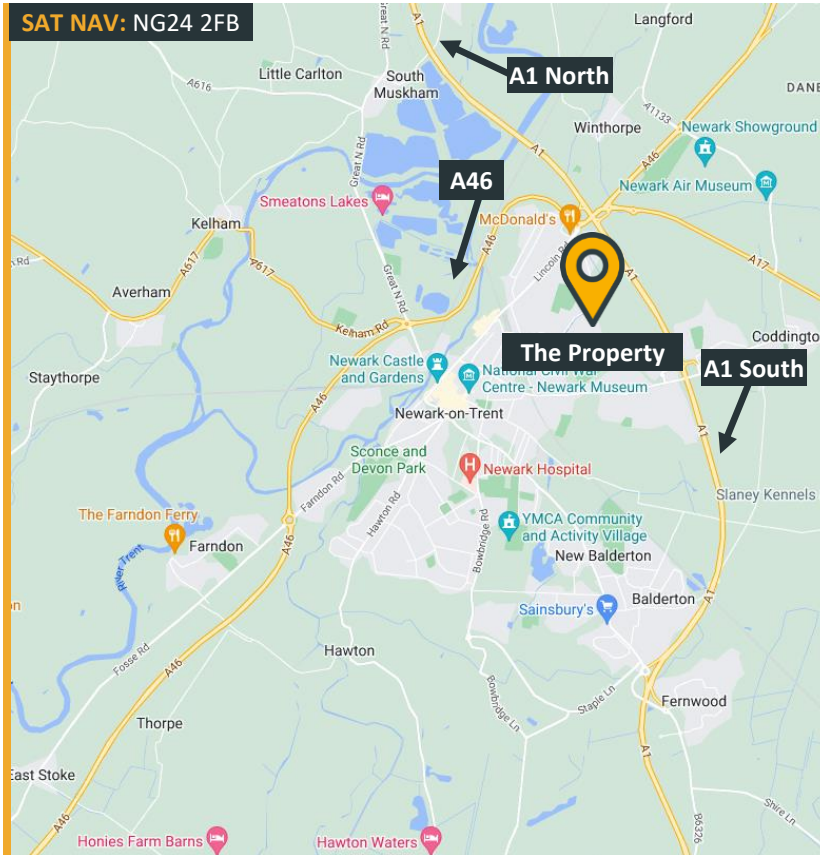
The unit has gas, electricity, water and drainage connected.

Business Rates

The Business Rates for the property are available from the agent.

(This information is for guidance purposes only and parties are advised to undertake their own enquiries of Newark & Sherwood District Council)





EPC

The EPC Ratings for the unit is available from the agent.

VAT

VAT applies to the purchase price due at the standard rate.

Further Information

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

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