

## Prominent industrial unit/warehouse with substantial yard and high specification offices

**929m<sup>2</sup> - 1,886.3m<sup>2</sup>**  
(10,000ft<sup>2</sup> - 20,307ft<sup>2</sup>)  
on circa 1.4 acre site

- Large securely fenced and gated site
- Prominent position on established industrial estate
- Substantial fully fitted mezzanine floor of high specification offices
- Substation on site with the ability to have circa 800kva of power
- Excellent access to Newark and the A1
- Potential to split



**TO LET/MAY SELL**



Location



Gallery



Video



Contact



## Location

Jessop Way lies off the southern side of Burnel Drive which is the prime and most established industrial estate in Newark, located approximately 1.5 miles east of Newark Town Centre and within 0.5 miles of the intersection of the A46(T) dual carriageway connection to Lincoln and J21A of the M1, and the A1 (the north south link between London and the north east of England/Scotland). Newark Northgate Train Station is also less than 1 mile from the site, providing direct north/south connectivity to London and Edinburgh on the East Coast line. The property lies at the northern end of Jessop Way on the eastern side.

## Accommodation

From measurements taken on site we calculate the following Gross Internal Areas:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	1,043.2	11,233
Ground Floor/Ancillary	285	3,067
First Floor Offices	558.1	6,007
<b>Total</b>	<b>1,886.3</b>	<b>20,307</b>

The site can be taken as a whole or as split. The site measures 1.4 acres.

(This information is given for guidance purposes only)





## Description

Constructed around the year 2000 the property is of steel portal frame construction, surmounted by profile cladding and was a former cold store/food preparation unit and is now used and occupied by the Liz Hobbs Group for storage and distribution alongside offices.

The ground floor level of property provides warehouse, office and ancillary.

To the first floor there are high specification offices.

The property is suitable for further development (subject to planning).



## Specification

The general specification includes:

### Warehouse

- Numerous roller shutter doors and dock loading bays
- 4.2 - 5.5 metre eaves
- Solid concrete load bearing floors
- Lighting throughout
- Male and female changing rooms/shower facilities
- Kitchen and WC facilities
- 3 Phase power

### Offices

- Open plan layout
- Heating and cooling
- Raised floors with carpet tiles
- LED lighting throughout
- Break out rooms
- Glass partitioning
- Fibre connection with a speed of 100mg

### External

- Substation on site with available capacity of circa 800kva
- Fully palisade gated and secure site
- Large car park (circa 40 car parking spaces)
- Good circulation for heavy duty vehicles
- Two access gates (in and out)
- 1 x fob/phone access electric gate
- Additional buildings on yard such as security hut and temporary buildings
- CCTV system

## Services

The site is connected to mains gas, electricity (3 Phase), water and mains drainage all under one set of meters.

## Rent

The property is available on a new lease at a quoting rent of:

**£120,000 per annum exclusive**  
**(One hundred and twenty thousand pounds)**

## Price

The property may be available to purchase the freehold. The price is on application.

## Business Rates

From enquiries of the Valuation Office website we understand the following:

### Back Yard

**Rateable Value from 1 April 2023: £12,750**

### Warehouse and Front Yard

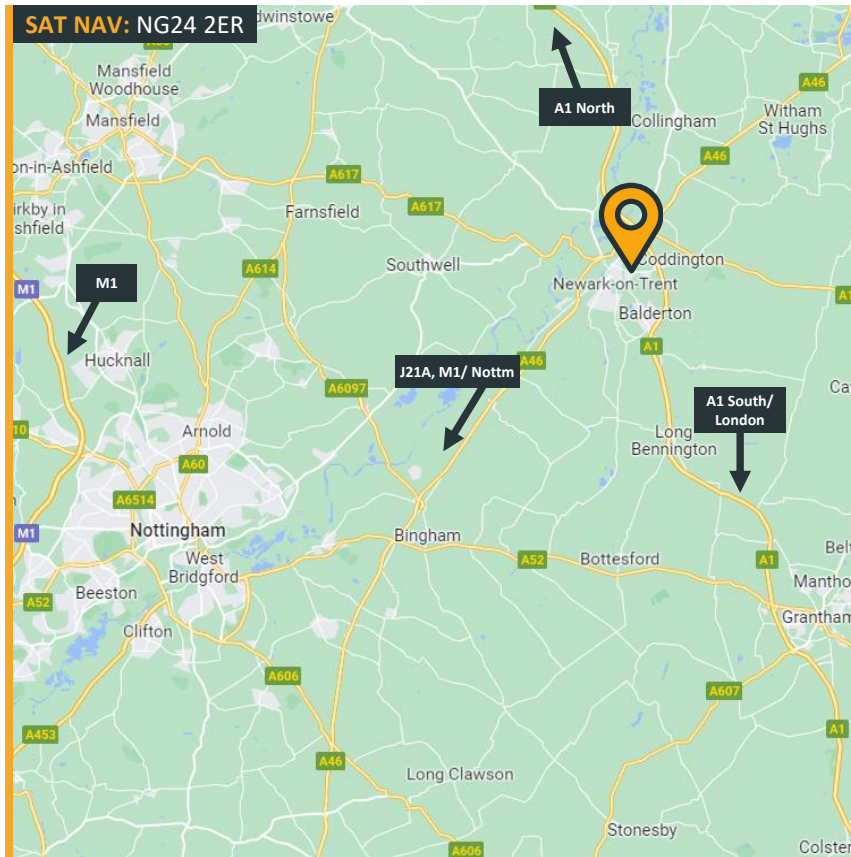
**Rateable Value from 1 April 2023: £78,000**

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









## EPC

The property has an EPC Rating of TBC.

## VAT

We understand that VAT will be payable at the standard rate upon the rent or sale price due.

## Further Information

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

**Anthony Barrowcliffe**

07557 972008

[anthony@fhp.co.uk](mailto:anthony@fhp.co.uk)

**Steve Gillott**

07887 787887

[steve@fhp.co.uk](mailto:steve@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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