

# Newly refurbished industrial/warehouse units available to rent

**103m<sup>2</sup>-248m<sup>2</sup>**  
(1,100ft<sup>2</sup>-2,660ft<sup>2</sup>)

- Newly refurbished high quality warehouse/industrial units
- Open plan manufacturing/storage space
- Eaves height of circa 4-5 metres
- 3 phase power and electric roller shutter doors
- Lighting and WC facilities
- Car parking to the front of each unit and overspill car park
- Excellent loading and off loading facilities



**TO LET**



Location



Gallery



Video



Contact



## Location

The units are located 2 miles south of the market town of Newark which lies on the A1/A46 some 21 miles north east of Nottingham and 14 miles south of Lincoln.

Newark Northgate Station provides regular services to London Kings Cross in 1 hour and 15 minutes.

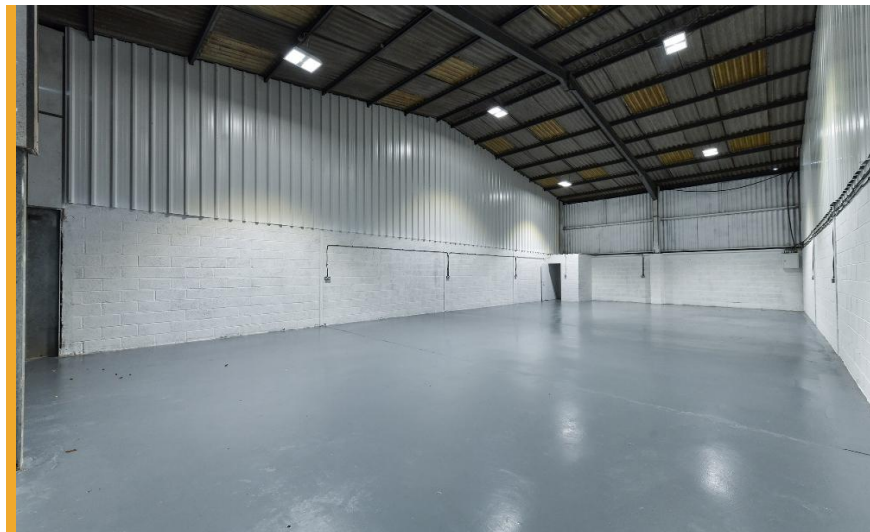
The buildings sit on a securely fenced and gated extensive site, prominently set facing Hawton Lane. Hawton Lane links Bowbridge Road at its western end with London Road in New Balderton.

## Description

The property comprises two blocks of 10 recently refurbished industrial units. The units are available separately or can be combined.

The specification of the units will be as follows:

- Eaves height of circa 4 metres
- Solid load bearing concrete floors
- Electric roller shutter doors
- Personnel/fire door
- 3 Phase power
- LED lighting
- WC facilities
- Allocated car parking
- Fully painted throughout





## Floor Areas and Rent

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (per annum)	Rent (pcm)
2	103	1,100	£12,000	£1,000
6	177	1,900	£20,880	£1,740
8	177	1,900	£20,880	£1,740
9	248	2,660	£26,640	£2,200
<b>Total:</b>	<b>705</b>	<b>7,650</b>	-	-

(This information is given for guidance purposes only)

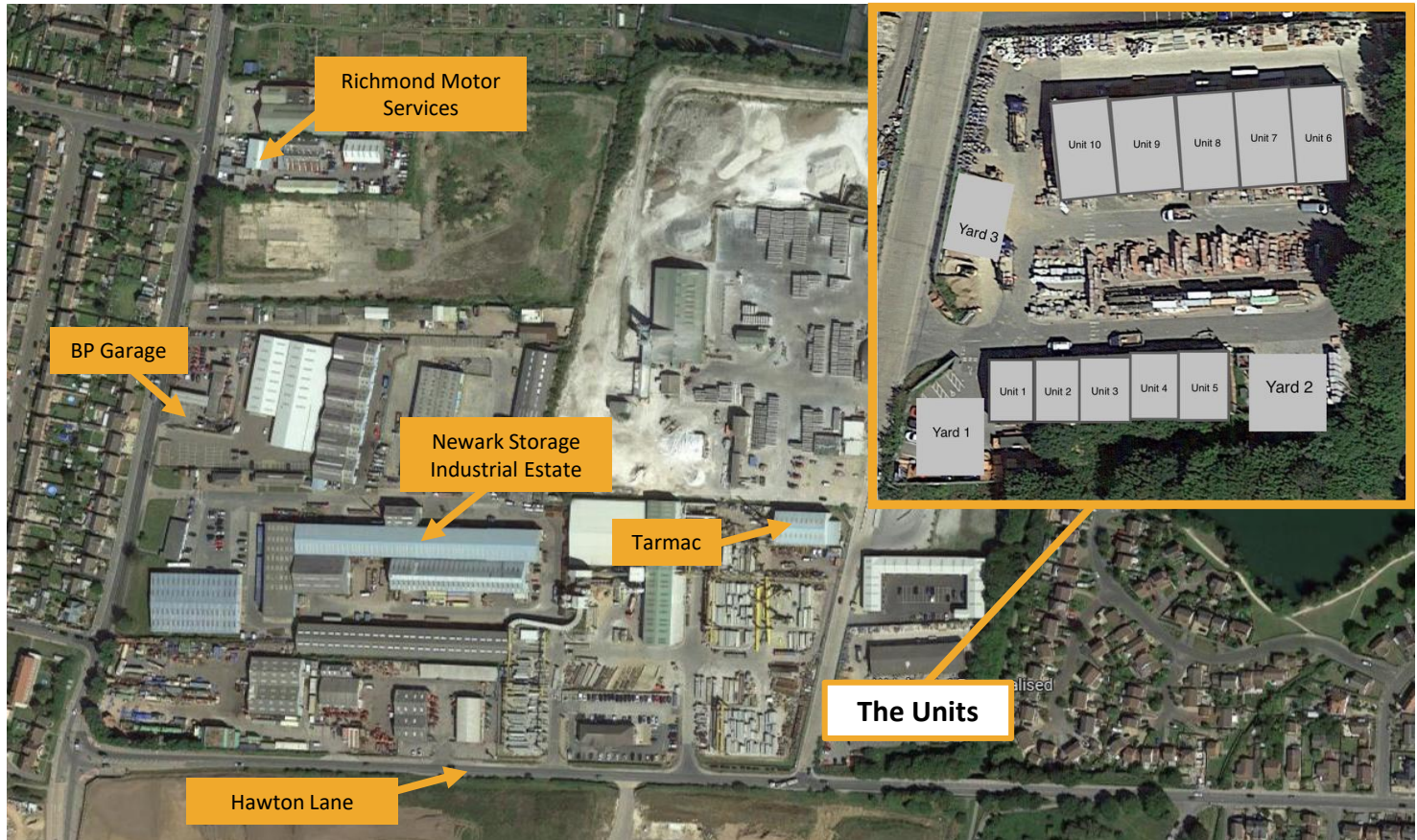
## Business Rates

The business rates will be reassessed upon completion of the refurbishment, Guide prices are available via the agent. Small business rates relief may be available depending on the unit size and the type of business leasing the unit. Tenants are advised to make their own enquiries of Newark & Sherwood District Council.











Location



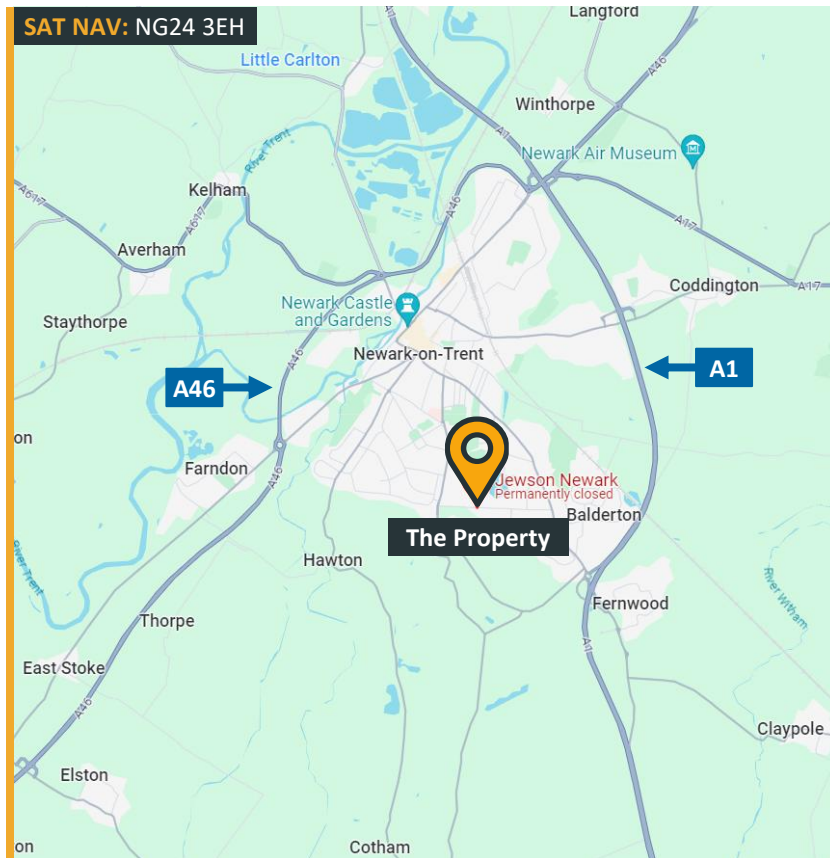
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## Service Charge

The units are subject to an annual service charge to cover the upkeep and maintenance of the common areas of the estate. The service charge currently runs at £0.50 per sq ft.

## VAT

We understand that VAT is not applicable.

## EPC

The units have EPC Ratings of C(52).

## Further Information

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

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