

2-4 Marles Close | Newark Industrial Estate | Newark | NG24 2FD

## Fully refurbished detached industrial/warehouse unit with self contained yard and high specification offices

**642.7m<sup>2</sup>**  
(6,918ft<sup>2</sup>)

- Excellently located for access to the A1/A46
- 3 level access loading doors
- Eaves heights of 5.54 metres rising to 6.93 at the apex
- 2 storey office block with welfare facilities
- Extremely large power supply
- Secure gated yard/compound
- Immediately available



**TO LET**



Location



Gallery



Video



Contact

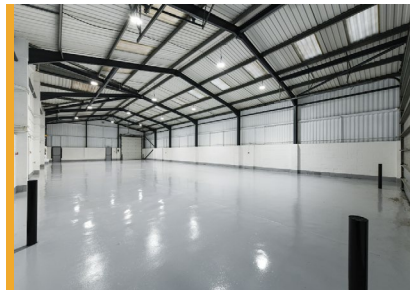


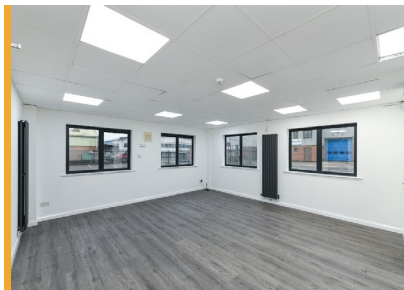
## Location

The property is situated within the Newark Industrial Estate, a popular location for many commercial and trade occupiers which provides easy access to the A1, A46 and A17 trunk roads. Newark is approximately 20 miles north east of Nottingham and 16 miles south west of Lincoln. Local occupiers include Travis Perkins, Magnet, Screwfix, SIG Roofing, Burton Roofing, Howdens, Eurocell, Toostation, Formula One Autos and Bakkavor.

## Description

The property has recently undergone a full landlord refurbishment (details available from the agent). The property comprises of a warehouse with a two storey office and welfare block to the front elevation with parking to the front alongside self contained compound/yard. The industrial unit is of steel portal frame construction with block and brickwork elevations, pitched roof featuring translucent roof lights and eaves heights of circa 5.54 metres. The warehouse benefits from lighting throughout, a large incoming power supply and 3 level access doors. The office element is set across ground and first floor with carpeting, lighting and gas central heating throughout alongside two brand new kitchens to ground and first floor and fully refurbished brand new WC facilities. Externally the property has a dedicated secure yard and parking to the front alongside wash bays for vehicles.





## Specification

The key features of the property are as follows:

### Warehouse

- Solid load bearing concrete slab
- Clear span warehouse space
- Eaves heights of 5.54 metres rising to 6.93 at apex
- LED lighting
- Large power supply (KVA available from agent)
- 3 x roller shutter doors (1 x very large roller shutter door), roller shutter doors to either side of the building
- Translucent roof lights

### Offices

- Reception
- Ground floor kitchen with integrated microwave, dishwasher and fridges
- Brand new vinyl floors and carpet tiles
- LED lighting
- 2 x WC's (male and female)
- Storage room
- Gas central heating (brand new boiler)
- First floor offices with integrated kitchen with appliances
- Double glazed windows providing lots of natural light across two floors
- New ceiling tiles and sockets throughout
- Window looking into the factory at first floor level

### Externally

- Self contained gated yard
- 9 car parking spaces and wash bay to front elevation
- Security lights/floodlights



## Floor Areas

From measurements taken on site we calculate the following:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	493.94	5,317
Offices	148.80	1,601
<b>Total</b>	<b>642.74</b>	<b>6,918</b>

(This information is given for guidance purposes only)

## Rent

The property is available on a new lease for a term of years to be agreed and we are quoting a rent of:

**£56,000 per annum exclusive**  
**(Fifty six thousand pounds)**

## Business Rates

From enquiries of the VOA we understand the following:

**Rateable Value from 1 April 2026: £30,250**

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



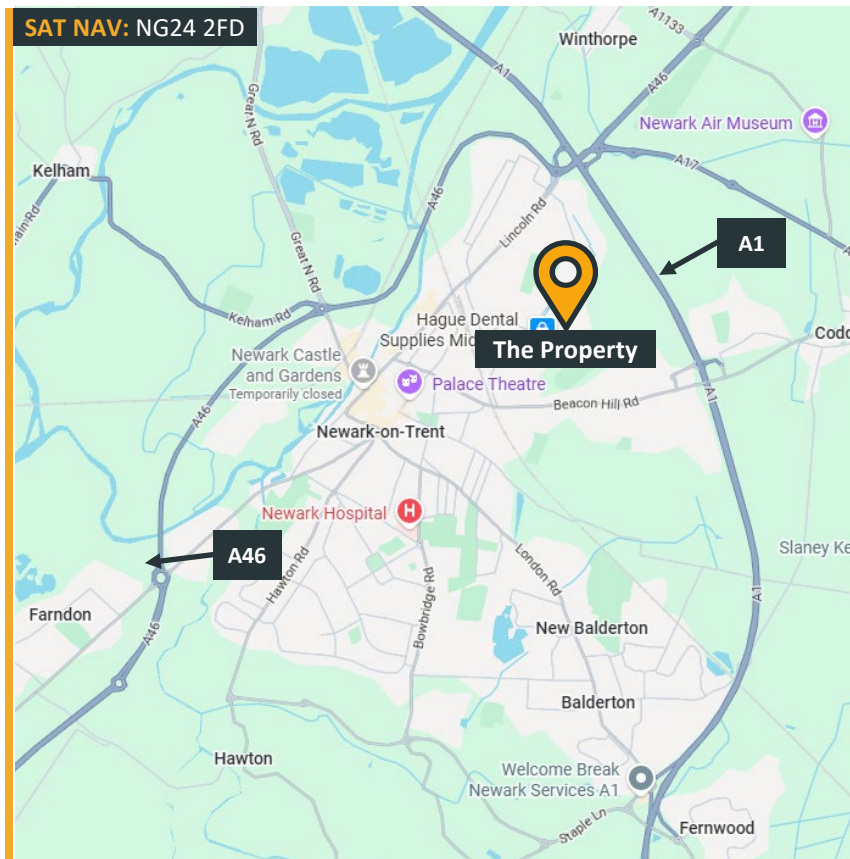












## VAT

VAT will be applicable to the rent due at the standard rate.

## EPC

The EPC Rating for the property is C-60.

## Further Information

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

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06/02/2026

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