Unit 1, Balderton Business Park | Hawton Lane | Balderton | Newark | NG24 3GL

Modern industrial unit – immediately available to rent

74m²
(797ft²)

- 10 industrial unit development scheme
- Clear span warehouse / production space
- Three-phase power supply and electric roller shutter door
- Excellent forecourt parking
- Great road links / easy access to A1
- Secure gated courtyard

TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The development is located on the northern side of Hawton Lane, to the rear of Jewson and adjacent to Tarmac, with direct access linking Bowbridge Road to London Road, Balderton.

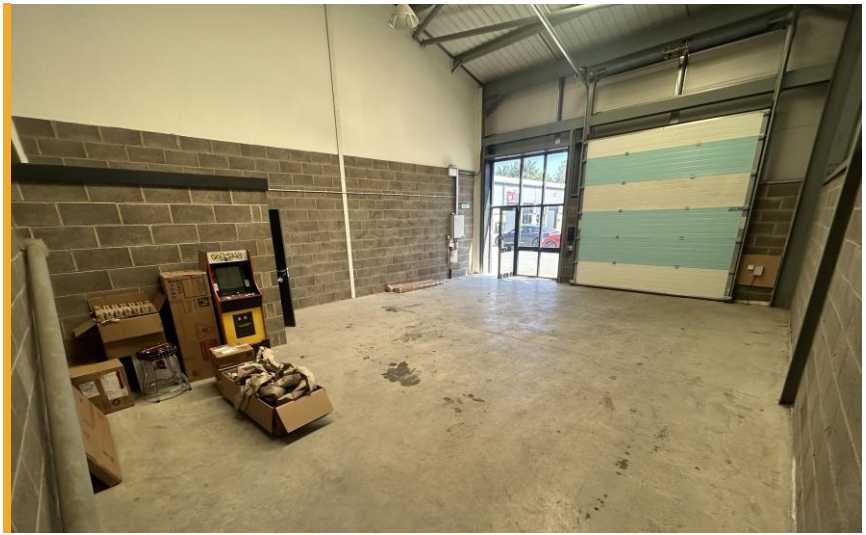
Newark benefits from strong road connectivity via the A1 and A46, approx. 20 miles north-east of Nottingham and 14-miles south of Lincoln.

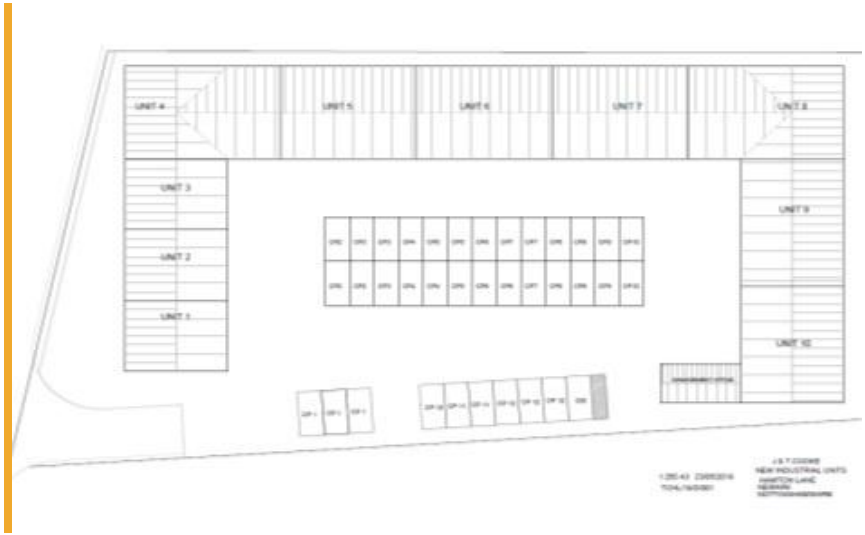
The town also offers excellent rail links, with direct services to London King's Cross in 1hr 15mins, alongside regular local connections to Nottingham & Lincoln.

The Development

The development comprises 10 terraced industrial units and two-storey office building arranged around a central tarmac courtyard. The units are of steel portal frame construction with brick elevations beneath pitched. See below the specification of the units.

- WC facility
- Three-phase power supply
- Minimum eaves heigh of 5m
- Electric roller shutter door
- 10% translucent roof lights
- Shared forecourt area
- 3 designated car parking spaces per unit





Floor Areas

From measurements taken on site we calculate the Gross Internal Area (GIA) of the unit to be:

74m² (797ft²)

(This information is given for guidance purposes only

Rent

The unit is available on a new effective fully repairing and insuring lease at quoting a rent of:

£800 per month plus VAT

Business Rates

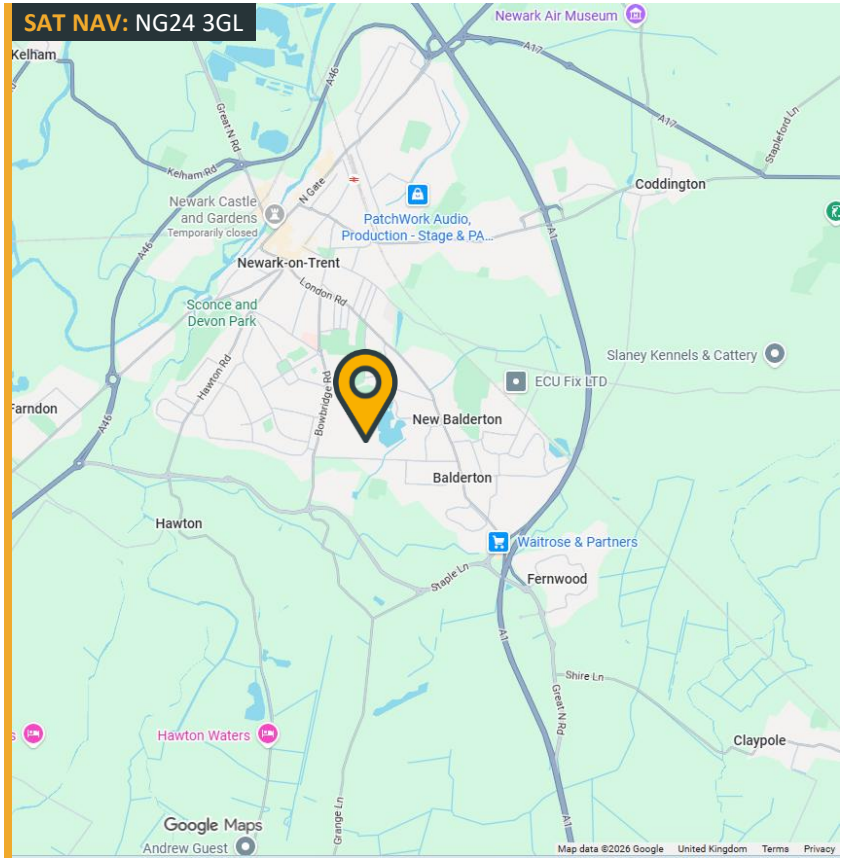
From enquiries of the Valuation Office website we understand the following:

Ratable Value from April 2023: £10,000

This unit will qualify for small business rates relief. However, all interested parties are required to make their own enquiries with Newark & Sherwood District Council.

EPC

The EPC rating for the unit is C-60.



VAT

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

Service Charge

The unit is subject to an annual service charge which administers the upkeep and maintenance of the common parts of the estate. Details of this are available from the agent.

Further Information

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

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13/10/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.