Unit 28, Roseland Business Park | **Normanton Lane** | Long Bennington | Newark | NG23 5FF

Cost effective industrial/warehouse unit, available immediately on flexible terms

1,183m²
(12,731ft²)

- Self contained warehouse/ production unit
- Full height electric roller shutter access
- 4.1 metre eaves
- Lighting throughout
- Offices and welfare facilities
- 24 hour on-site security/24 hour access
- Direct private access to A1



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.

Description

The building provides cost effective warehouse or production space benefiting from a substantial car park to the front elevation.

The specification for the property includes:

- 4.1 metre eaves
- Large electric roller shutter door
- Clear span space
- Solid concrete floors
- Lighting
- Translucent roof lights
- Offices and WC's to the front
- Car parking to the front

EPC

The property has an EPC Rating of C-70.













Floor Areas

Floor	m²	ft²
Warehouse	1,101	11,854
Office	82	877
Total	**1,183**	**12,731**

(This information is for guidance purposes only)

Rent

The property is available by way of a new lease with terms to be agreed at a quoting rent of:-

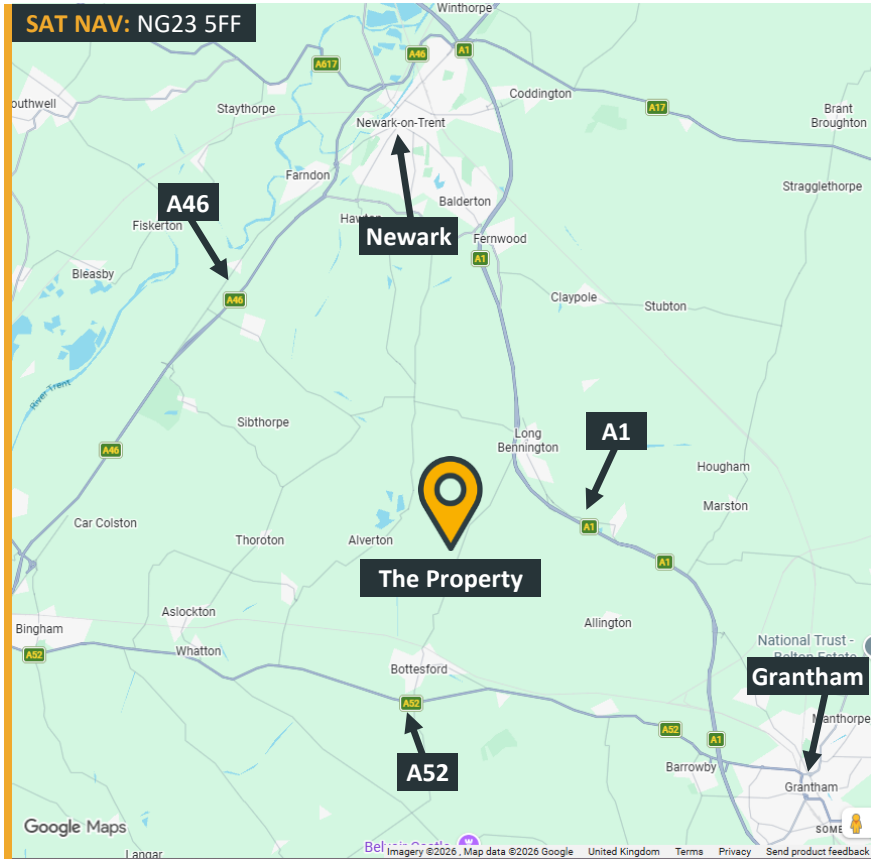
£55,000 per annum exclusive
(Fifty Five Thousand Pounds)

Business Rates

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

Rateable Value from 1 April 2026: £38,750

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority)



VAT

We understand that VAT will be payable upon rent and service charge due.

Service Charge/Insurance

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

Further Information

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

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Or contact our joint agents at M1 Agency:

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20/11/2024

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