**Unit 3B, Roseland Business Park** | **Normanton Lane** | Long Bennington | Newark | NG23 5FF

# Industrial/warehouse unit with 0.95 acre self contained yard

## 1,460m² (15,712ft²)

(0.95 acre yard)

- Self contained industrial/ warehouse unit
- 2 full height roller shutter doors
- 7.6 metre eaves at the highest point down to 4.9 metres
- Lighting throughout
- Newly refurbished
- 24 hour on-site security/24 hour access
- Direct private access to A1
- Flexible terms available



**TO LET**

Location | Gallery | 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

This building provides warehouse/storage/production space benefiting from car park to the front and large self contained side yard. The specification for the property includes:

- 7.6m eaves at the highest point down to 4.9m
- 2 roller shutter doors
- Clear span space
- Translucent roof lights
- Offices and welfare facilities
- LED lighting
- Huge secure yard of approximately 0.95 acres
- 24 hour security and 24 hour access
- Private direct access from the A1

## Floor Areas

From measurements taken on site we calculate the GIA of the unit to be:

**Unit – 1,460m² (15,712ft²)**
**Yard – 0.95 acres**

(This information is for guidance purposes only)













## Rent

A flexible lease for a term of years to be agreed is on offer at a rent of:-

**£130,000 per annum exclusive**
**(One Hundred and Thirty Thousand Pounds)**

## Business Rates

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

**Rateable Value from 1 April 2026:** **£97,000**

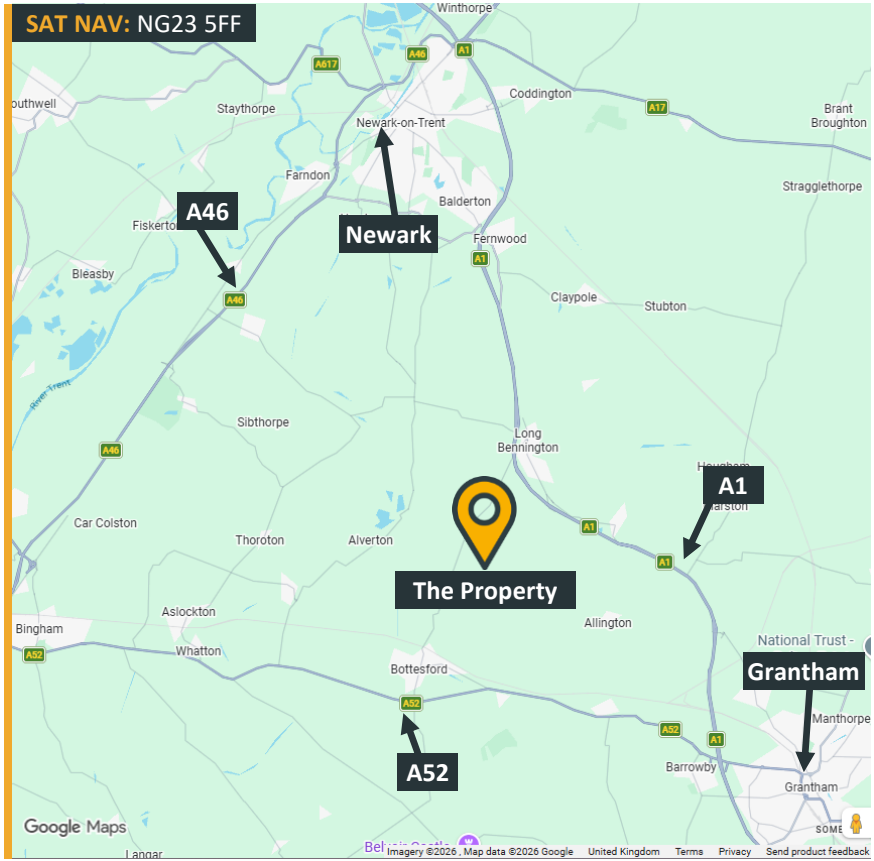
(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of South Kesteven District Council)

## 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.




## EPC

The property has an EPC Rating of C-53.

## Identity Checks

In order to comply with the legal requirements of HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed purchaser which may involve being asked to provide confirmation of their identity.

## Further Information

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

**Guy Mills**
07903 521781
guy.mills@fhp.co.uk

**Tim Gilbertson**
07887 787893
tim@fhp.co.uk

Or contact our joint agents at M1 Agency:

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13/08/2025

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