

TO LET ROADSIDE TRADE COUNTER UNITS

# DENHAM HOUSE

Denham Business Park, Brunel Drive, Newark, NG24 2EG



## Key Highlights

- Brand new industrial / trade counter units ranging from 3,000 - 12,000 sq ft. Mezzanine can be installed at 3,000 sq ft per unit
- Fully concrete surfaced dedicated yards with allocated parking



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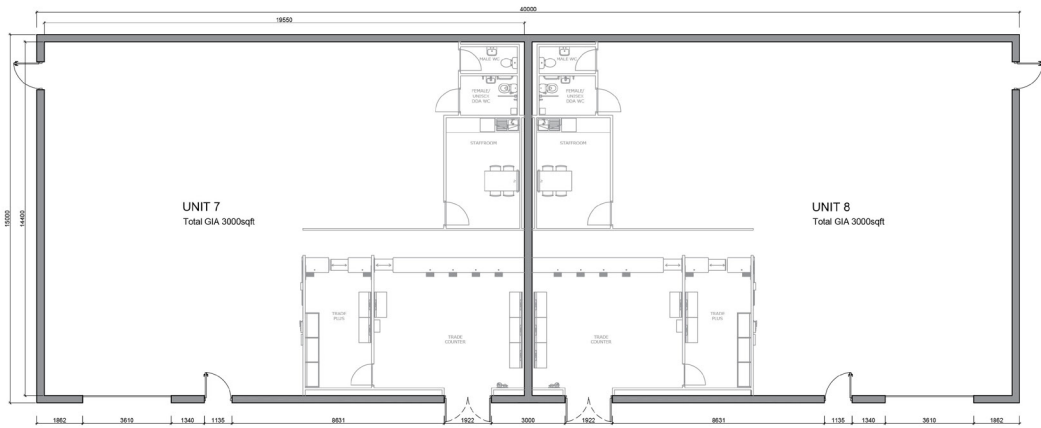
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Harlaxton Estates  
Property Group





PROPOSED FLOOR PLAN  
SCALE BAR: 1:100

**LOCATION**

The property is situated in the Nottinghamshire market town of Newark which lies almost equal distance (20 miles) between Nottingham (to the south west) and Lincoln (to the north east), with Mansfield being a similar distance to the west. Newark town centre, A46 by pass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

**SITUATION**

The property occupies a prominent position on Brunel Drive, the principal spine road running through the Northern Road Industrial Estate. This is an established trade counter location, with neighbouring occupiers including Howdens, Magnet, Screwfix, ATS and Travis Perkins, to name but a few.

**DESCRIPTION**

The units comprise newly built industrial / trade counter units of steel portal frame construction with trapezoidal wall and roof cladding, finished with plastic coated metal trims and flashings.

Each unit benefits from its own level access electric roller shutter door with a height of 4m

In addition each unit has dedicated loading / parking area.

**ACCOMMODATION**

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Unit 7	3,000	278.71
Unit 8	3,000	278.71
<b>TOTAL</b>	<b>6,000</b>	<b>557.42</b>

Mezzanine can be installed at 3,000 sq ft per unit.

**SERVICES**

The site is connected to gas, 3 phase electrics, water and drainage. Each unit has separate metering.

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## TENURE

The units are available in part or as a whole on flexible lease terms.

## RENT

£15.00 psf per annum exclusive.

## RATEABLE VALUE

TBC

## EPC

TBC

## VAT

VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

## CONTACTS

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