

TO LET ROADSIDE UNITS

# UNITS 1 & 2 AND OFFICES

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



## Key Highlights

- Refurbished warehouse / workshop units and office
- Fully concrete surfaced dedicated yards
- Internal clear height is approximately 4.6m rising to 5.5m
- Allocated parking



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## 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 and Travis Perkins, to name but a few.

## DESCRIPTION

The remaining units form part of a former distribution depot, of steel portal frame construction with brick elevations, under steel clad pitched roofs. The units have a clear internal height of 4.6m rising to 5.5m.

The main terrace is configured to provide five units of which only two remain, benefiting from individual level access loading doors with a modern office extension.

The buildings are set within a self contained site secured by perimeter palisade fencing and electrically operated gate access, which extends to approximately 1.48 acres.

Each unit has been fully refurbished, to include re-cladding of the front elevations, redecoration, LED lighting and W/C's.

In addition, 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 1	945	87.78
Unit 2	945	87.78
Office	1,260	117.04
<b>TOTAL</b>	<b>3,150</b>	<b>292.60</b>

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## SERVICES

The site is connected to gas, 3 phase electrics, water and drainage, all under one set of meters.

Each individual unit has separate metering.

## TENURE

Available as a whole on flexible lease terms.

## RENT

£32,000 per annum exclusive.

## BUSINESS RATES

To be advised.

## SERVICE CHARGE

The service charge for 2026 is approximately £1.00 per sq ft exclusive.

## EPC

D 87

## VAT

VAT is applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

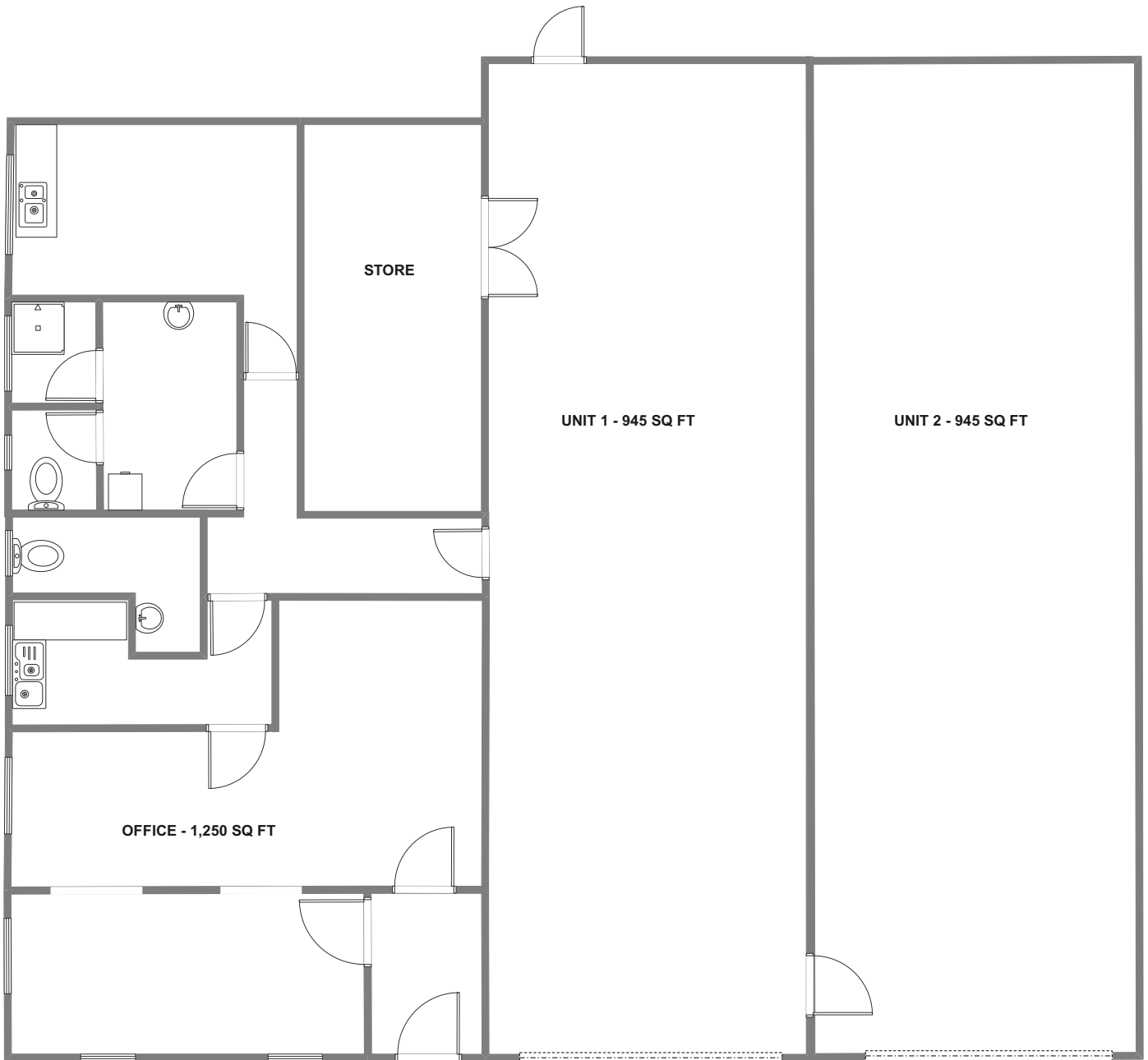
Strictly by prior appointment only with the Sole Agent, Savills.

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## CONTACTS

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