

TO LET / FOR SALE

ROADSIDE TRADE COUNTER / WAREHOUSE UNITS, PLUS YARD / COMPOUND

Denham Court, Brunel Drive, Newark, NG24 2EG



Key Highlights

- Newly refurbished units ranging from approximately 3,000 sq ft to 23,000 sq ft (including mezzanines)
- Block pavier yards with allocated parking
- Internal clear height of 4.25m to eaves and 8m to apex
- Dedicated yard / compound
- Site area extending to 1.257 acres (0.509 hectares)

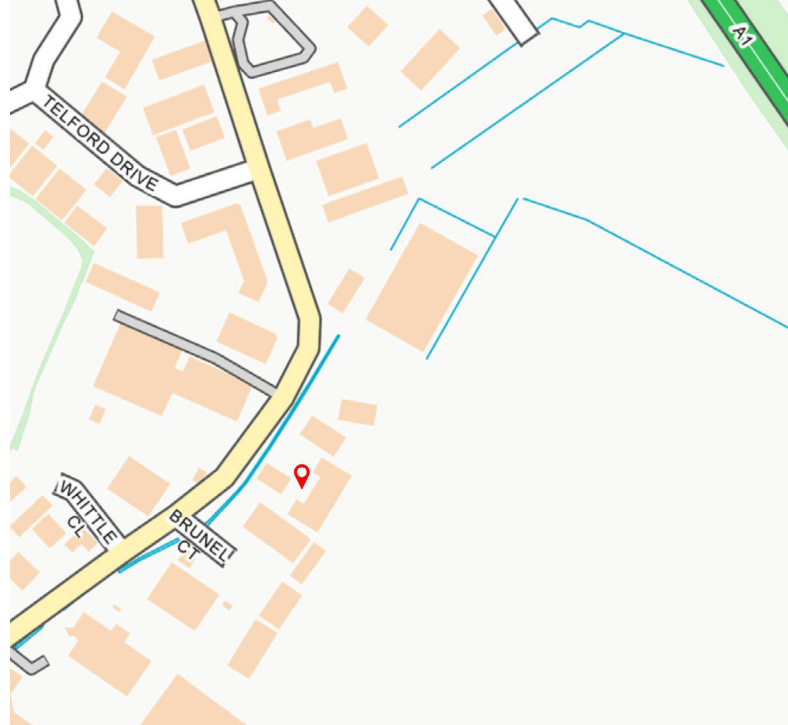
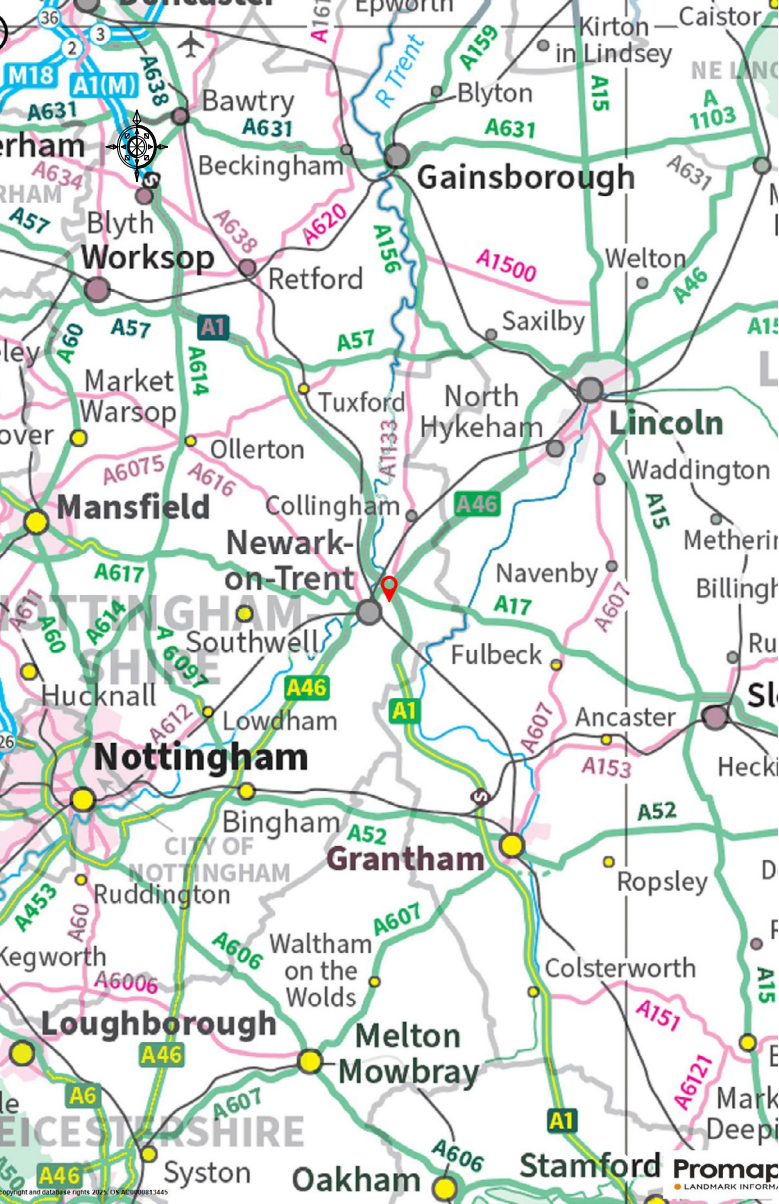


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LOCATION

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

DESCRIPTION

The property comprises newly refurbished trade counter / warehouse units being of a steel portal frame construction with

insulated blockwork infill walls and composite colour coated profile steel cladding to the elevations and roofs, incorporating scattered Perspex roof lights.

Each unit benefits from an electrically operated level access steel roller shutter door and have recently been refurbished including the following amenities:

- Overhead LED lighting
- Mezzanines
- Ancillary offices
- Newly decorated, internally and externally
- Gas to site
- Internal clear height of 4.25m to eaves and 8m to apex
- Fire and intruder alarm
- Three phase electricity
- Potential for dedicated yard / compound

There is provision for a dedicated yard / compound fronting Brunel Drive and extending to approximately 0.13 acres.

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ACCOMMODATION

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

UNIT	FLOOR AREA
Unit 1	4,246 sq ft + 407 sq ft (mezzanine)
Unit 2	3,157 sq ft + 505 sq ft (mezzanine)
Unit 3	3,150 sq ft + 943 sq ft (mezzanine)
Unit 4	4,209 sq ft + 402 sq ft (mezzanine)
Unit 5	3,988 sq ft + 2,250 sq ft (mezzanine)
Unit 6	2,000 sq ft + 1,000 sq ft (mezzanine)

TENURE

The units are available in part or as a whole on flexible lease terms, alternatively on a freehold basis.

RENT

Unit 1	£44,500 per annum, exclusive
Unit 2	£34,100 per annum, exclusive
Unit 3	£36,200 per annum, exclusive
Unit 4	£44,100 per annum, exclusive
Unit 5	£63,900 per annum, exclusive
Unit 6	£37,500 per annum, exclusive



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PRICE

On application.

RATEABLE VALUE

The current Rating Assessment is in the process of being split but for guidance purposes only, the current Rateable Values are as follows:

UNIT	RATEABLE VALUE 2023	RATES PAYABLE 2025/2026
Unit 1	£24,500	£12,225.50
Unit 2	£17,500	£8,732.50
Unit 3-4	£38,500	£19,211.50
Unit 5	£20,500	£10,229.50
Unit 6	To be assessed	

EPC

D100

VAT

VAT is applicable.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Joint Agents, Victor Ktori, Savills or Jasper Caudwell, Wood Moore & Co.

CONTACTS

For further information please contact:

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