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ATTRACTIVE PERIOD OFFICES TO LET



Morton House, 12 Appletongate, Newark, Nottinghamshire. NG24 1JY

- Attractive Grade II listed property in town centre location overlooking Newark Parish Church and adjacent to the new National Civil War Museum
- Three floors of office accommodation extending to approx 2,649 ft² (246.08 m²)
- Private parking to the rear
- TO LET – on new lease from November 2019 or earlier by negotiation.



01636 610906



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details

DESCRIPTION & LOCATION

The property is situated close to the town centre on Appletongate, an attractive and historic location adjacent to the new National Civil War Museum. Lovely views overlooking St Mary's Church and just to the south of the Market Place.

Newark is an attractive and thriving market town with a resident population in the order of 36,000 with a regular market serving a district population of approximately 100,000. The town is well served with excellent communication links via the A1, A46 & A17 trunk roads, and the East Coast main rail line to London & close to both Nottingham and Lincoln.

ACCOMMODATION

The premises comprise of good quality office accommodation with remote door entry system, Cat 5 cabling throughout and private parking for up to 9 spaces to the rear. The accommodation currently available comprises:-

ACCOMMODATION	ft ²	m ²
Ground Floor		
Office G1	208	19.32
Office G2	325	30.19
Kitchen/Staff room	170	15.79
WC's, stores	-	-
Basement	347	32.24
First Floor		
Office F1	208	19.32
Office F2	325	30.19
Office F3 (with ensuite office)	345	32.05
WC's	-	-
Second Floor		
Office S1 (with ensuite office)	345	32.05
Office S2	109	10.13
Office S3	167	15.51
Kitchen	100	9.29
WC's, stores	-	-
Total	2,649	246.08

To the rear is a private car park with shared vehicular access via Bede House Lane providing parking for up to 9 cars

SERVICES

All mains services are understood to be connected to the property, which has the benefit of gas fired central heating to radiators.

RENT

TO LET on a new lease from November 2019 (earlier by negotiation) at an asking rent of £24,000 pa excl.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

COSTS

Each party to be responsible for their own costs incurred in creating a new lease.

ENERGY PERFORMANCE CERTIFICATE

EPC exempt (listed building)

BUSINESS RATES

The property has been multi-occupied and is subject to several separate rating assessments. Ingoing tenants may be able eligible for Small Business Rate Relief. All enquiries regarding Business Rates should be made directly to NSDC – Tel: 01636 650000 or Email: business.rates@nsdc.info

VIEWING

For further information relating to this property or, to arrange a viewing, please contact:-

Garry Wood MRICS
Wood Moore & Co
Navigation House
48 Millgate
Newark NG24 4TS

Tel: 01636 610 906
Email: garry@woodmoore.co.uk

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MORTON HOUSE, 12 APPLETONGATE, NEWARK NG24 1JY

