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**DETACHED OFFICE ACCOMMODATION
TO LET**



**THE BARN, 2A SMITH STREET
BALDERTON, NEWARK, NG24 3BA**

- Detached office accommodation located within Balderton on the outskirts of Newark Town Centre.
- Approximately 534 ft² (49.6 m²) net internal area
- Office space situated over ground and first floors.
- Suitable for a variety of uses (STPP).



01636 610906



www.woodmoore.co.uk

details

DESCRIPTION AND LOCATION

The premises are conveniently located approximately ¼ mile from the junction of the A1 that gives access to the A46 and A17 trunk roads.

Balderton is located approximately 2 miles to the south of Newark town centre. Newark is an historic and thriving market town with a resident population in the order of 37,000 and a district population of around 100,000. The town has regular rail services via the East Coast main line to London and local services to the surrounding larger centres of Lincoln and Nottingham, which are approximately 15 & 19 miles away respectively.

ACCOMMODATION

The accommodation provided extends to: (All areas quoted are for guidance only):-

ACCOMMODATION	FT ²	M ²
Ground Floor		
Office 1	102	9.5
Office 2	102	9.5
Reception	94	8.7
First Floor		
Office 3	144	13.3
Office 4	92	8.6
TOTAL	534	49.6

SERVICES

Mains electricity, water and drainage are believed to be available for connection to the premises although prospective tenants are advised to make their own enquiries to the relevant utility companies in this regard.

TENURE

The property is available by way of a new lease on a Full Repairing & Insuring basis at £4,500 per annum exclusive.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

BUSINESS RATES

The premises have a rateable value of £1,150 and are described as 'Store & Premises' (Information obtained via the Valuation Office Agency Website). All enquiries regarding Business Rates should be made directly to Newark & Sherwood District Council's Business Rates Department – Tel: 01636 650000.

ENERGY PERFORMANCE CERTIFICATE

An EPC report is being commissioned and will be available upon request.

VIEWING & FURTHER DETAILS

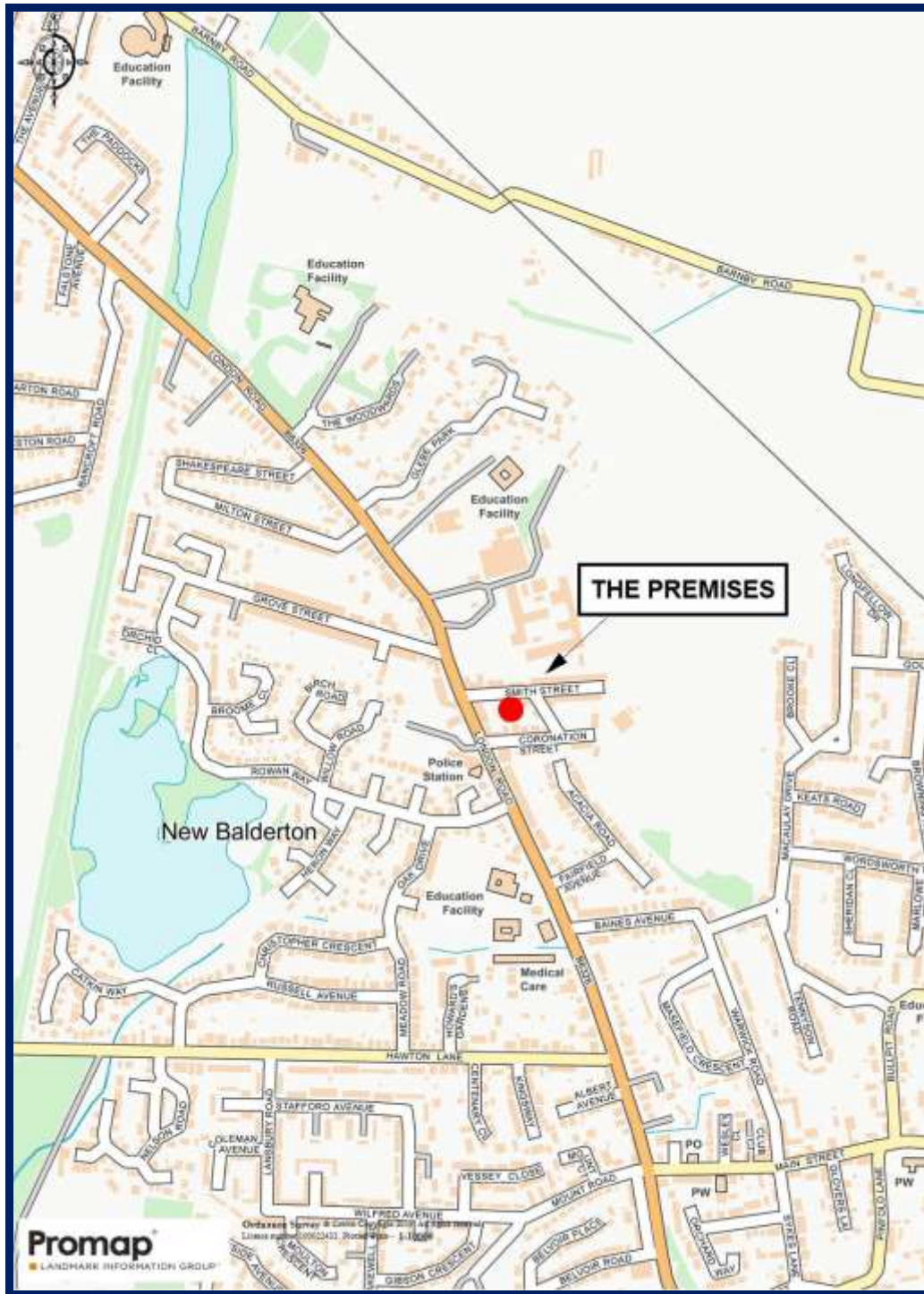
For further details or to arrange a viewing please contact:

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(Not to scale for identification purposes only)