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**TOWN CENTRE OFFICE ACCOMMODATION  
TO LET**



**FIRST FLOOR 13-15 KIRKGATE,  
NEWARK, NOTTINGHAMSHIRE, NG24 1AD**

- Spacious First Floor Office Suite
- Total area 785ft<sup>2</sup> (73m<sup>2</sup>)
- Busy town centre location in close proximity to all local facilities and amenities
- Available TO LET on new lease.



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

## DESCRIPTION AND LOCATION

The premises are situated in a busy thoroughfare location on Kirkgate in close proximity to all local facilities and amenities.

Newark is an attractive and thriving market town with a resident population in the order of 36,000 with a district population of approximately 90,000. 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. The surrounding centres of Nottingham and Lincoln are both within approximately 30 minutes drive.

## THE PREMISES

The premises comprise a first floor office suite with facilities providing the following accommodation:

ACCOMMODATION	ft <sup>2</sup>	m <sup>2</sup>
Office / Studio 1	660	61.4
Office / Studio 2	125	11.6
WC	-	
<b>TOTAL (Net Internal Area)</b>	<b>785</b>	<b>73</b>

## SERVICES

We understand that all mains services are connected to the property. (Please note that the services have not been tested and prospective tenants should satisfy themselves as to the condition and suitability of the services by making their own enquiries to the relevant utility companies).

## TENURE

The property is available TO LET at £6,000 per annum.

## VAT

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

## LEGAL COSTS

Each Party to be responsible for their own legal fees incurred in the preparation of the new lease, although the landlord may require an indemnity against abortive legal costs.

## RATES

The rent is inclusive of all Business Rates payable.

## VIEWING & FURTHER DETAILS

For further details or to arrange a viewing please contact:

**Julia Norsworthy**  
**Wood Moore & Company**  
**Navigation House**  
**48 Millgate**  
**Newark-on-Trent**  
**Nottinghamshire**  
**NG24 4TS**

**Tel: 01636 610906**

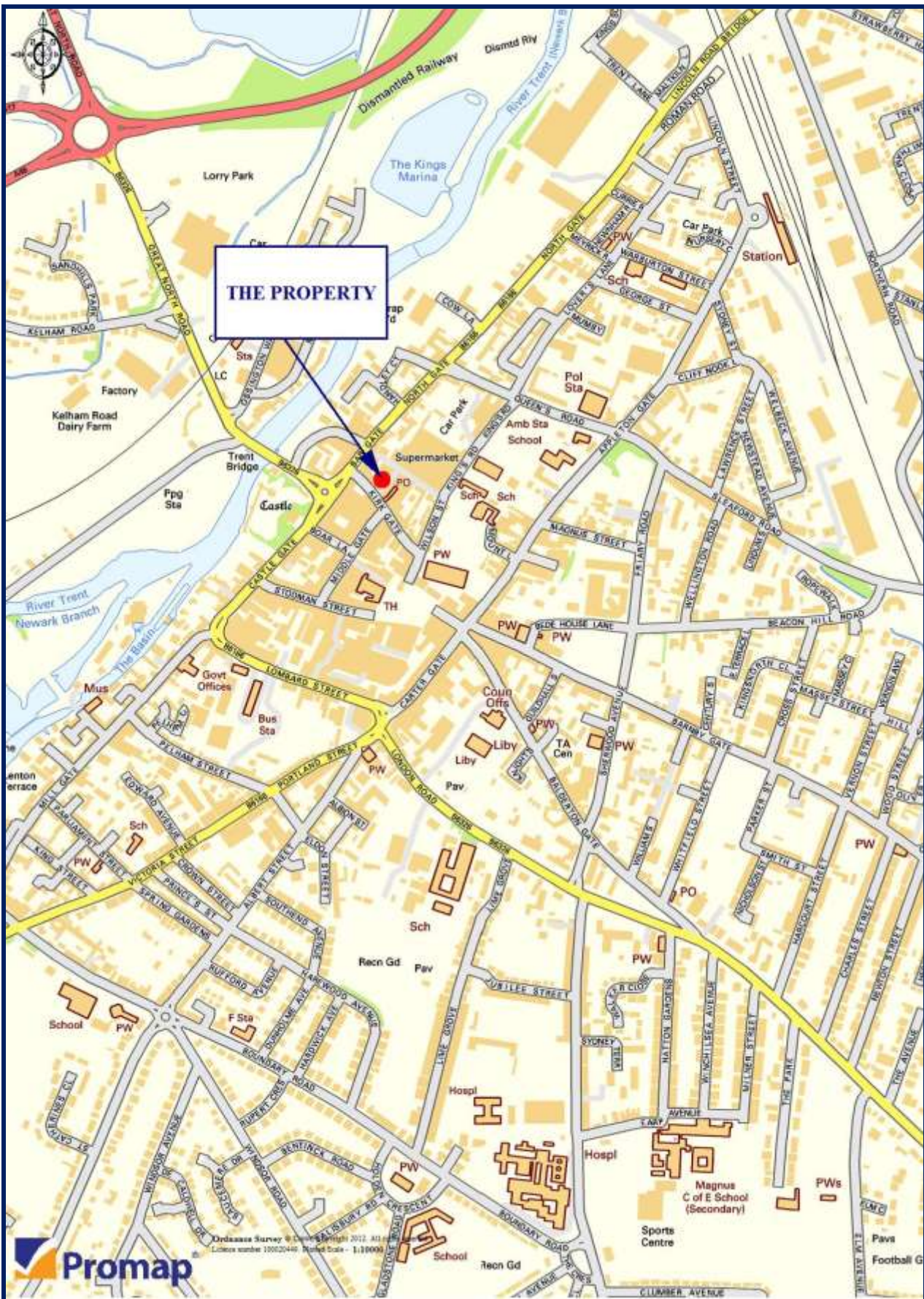
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**Ref: CS1579 (09.03.18)**

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**First Floor, 13-15 Kirkgate, Newark, NG24 1AD**



(Not to scale: for identification purposes only)