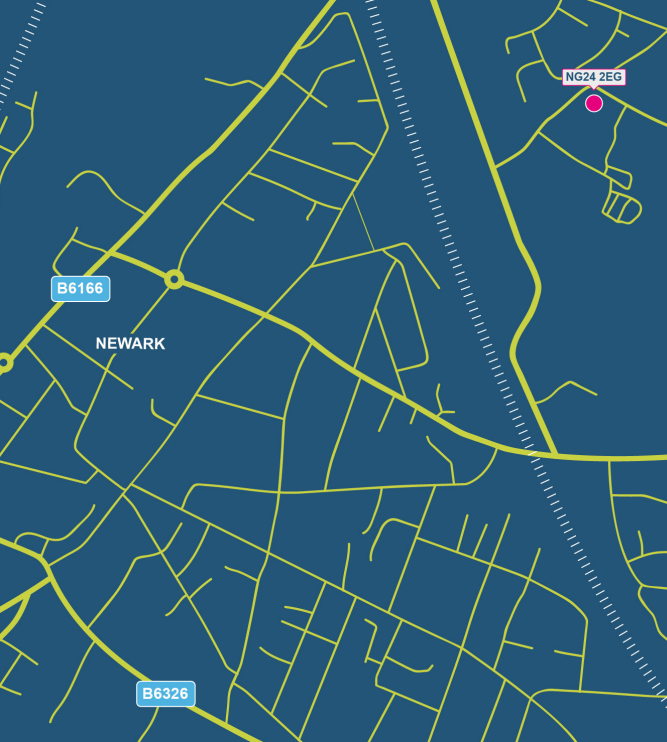




BANKS LONG&Co

UNIT 12 NEWARK BUSINESS PARK, BRUNEL DRIVE,
NEWARK, NG24 2EG

- Modern end terrace industrial unit
- 120.53 sq m (1,297 sq ft) GIA
- Excellent office provision and workshop
- Excellent access to A1, A46 and A17
- Prominent position on Brunel Drive
- **FOR SALE / TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The premises form part of Newark Business Park which occupies a prominent position on Brunel Drive, Newark's principal industrial area.

Newark is an historic market town served with excellent transport links being situated at the junction of the A1, A46 and A17 as well as the main East Coast railway line to Edinburgh and London. Lincoln and Nottingham are located less than 20 miles away.

PROPERTY

Modern purpose built end terrace light industrial unit constructed in 2006. The current occupiers have added an extensive office provision (to the ground floor) whilst retaining the workshop, with additional office and storage on the first floor.

The unit benefits from electric roller shutter door, security shutters, sodium box lighting, alarm system and disabled WC.

The offices have fitted carpets, telecommunication and IT networking points and electric heaters.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it has the following gross internal total floor areas:

Ground Floor (GIA)	120.53 sq m	(1,297 sq ft)
Office 1	15.55 sq m	(167 sq ft)
Office 2	11.52 sq m	(124 sq ft)
Office 3	5.06 sq m	(55 sq ft)
Office 4	5.26 sq m	(57 sq ft)
Main Office	29.94 sq m	(322 sq ft)
Kitchen	6.25 sq m	67 sq ft)
Store	2.43 sq m	(26 sq ft)
Reception	12.38 sq m	(133 sq ft)
Workshop	38.88 sq m	(419 sq ft)

SERVICES

We understand that main supplies of electricity, gas and water are available and connected to the unit. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We are advised by Newark & Sherwood District Council Planning Department that the unit has planning consent for uses falling in within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	Newark & Sherwood District Council
Description:	Workshop and Premises
Rateable value:	£5,700
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The premises are available **For Sale** subject to a 999 year long leasehold, or **To Let** on a new Full Repairing and Insuring lease for a term to be agreed.

PRICE/RENT

Sale :	£135,000
Rent :	£9,000 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of Newark Business Park.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or Harry Hodgkinson
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