

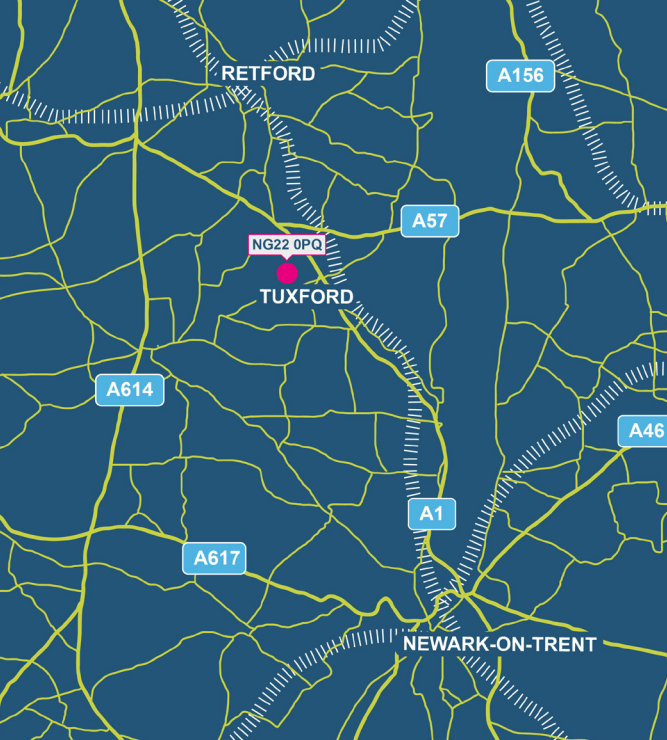


# BANKS LONG&Co

25A BRITISH FIELDS INDUSTRIAL ESTATE,  
OLLERTON ROAD, TUXFORD, NG22 0PQ

- Modern warehouse
- 2,757 sq m (23,220 sq ft)
- 9.5m eaves height
- Fenced and gated yard
- Dock and level access loading
- TO LET





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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 property is situated on the established British Fields Industrial Estate on Ollerton Road close to the A1, 6 miles south of Retford and 10 miles north of Newark.

## PROPERTY

The premises comprise a modern end terrace industrial warehouse unit. It benefits from 9.5m eaves height, dock and ground level access/loading and allocated office/staff WC facilities.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it has the following floor area:

**Total GIA:** 2,757 sq m (23,220 sq ft)

## SERVICES

We understand that mains supplies of water, drainage and electricity are all connected to the property.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

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

## RATES

**Charging Authority:** Bassetlaw District Council  
**Description:** Warehouse and Premises  
**Rateable value:** To be confirmed  
**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 **To Let** on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

**£70,000 per annum exclusive** (inclusive of service charge)

## SERVICE CHARGE

A pro-rata service charge to cover the upkeep and maintenance of all common parts of British Fields Industrial Park will be included within the rental.

## VAT

VAT will be charged in addition to the rent 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:** Harry Hodgkinson  
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**Ref.** 9720/2019G