

**+ Industrial + Industrial + Industrial + Industrial +
TO LET**



UNIT 5, QUIBELL'S LANE, NEWARK NG24 2AL

- Surplus workshop, extending to approx. 3,378 ft²(314 m²)
- Set within secure distribution centre with controlled gated access and site security
- Close to A1, A46 & A17 trunk roads for easy regional & national road access
- TO LET on new lease.



01636 610906



www.woodmoore.co.uk

DESCRIPTION & LOCATION

The property comprises surplus workshop within a large secure distribution centre operated by Rainbows Night Freight. Quibell's Lane is conveniently located approximately ½ a mile from the junction of the A1, A46 and A17 trunk roads.

Newark is an historic and thriving market town with a resident population in the order of 35,000 and a district population of around 100,000. The town is served with excellent communication links being situated at the junction of the A1, A46 and A17 trunk roads and with 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 and 19 miles away respectively.

The property is shown, for identification purposes only on the attached ordnance survey extract.

ACCOMMODATION

The current availability comprises:

WORKSHOP/STORE	ft ²	m ²
Unit A5	3,378	314

UTILITIES

Mains electricity, gas, water and drainage are understood to be available for connection although prospective purchasers should satisfy themselves as to the availability suitability and capacity thereof. Supplies will in the majority of cases need to be sub-metered from the main estate supply.

RATEABLE VALUE

The premises are assessed as part of the overall Rainbow's site. Rates will be recharged proportionately for each unit. Further details are available on request.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 95 (Band D). A copy of the certificate is available on request

TENURE

The premises are available To Let on new leases on terms to be agreed.

RENT

The quoting rent for the workshop space is £3 per ft² p.a. exclusive

VAT

Value Added Tax is not payable on the rent of this property.

SERVICE CHARGE

A nominal service charge is payable as a contribution towards the maintenance of common estate facilities. Further details are available on request.

BUILDINGS INSURANCE

As is customary, buildings are insured by the landlord and the premium is re-charged to individual tenants proportionately. Insurance costs are available on request.

FURTHER INFORMATION

For further information on the units please contact:

Julia Norsworthy
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Navigation House
48 Millgate
Newark NG24 4TS

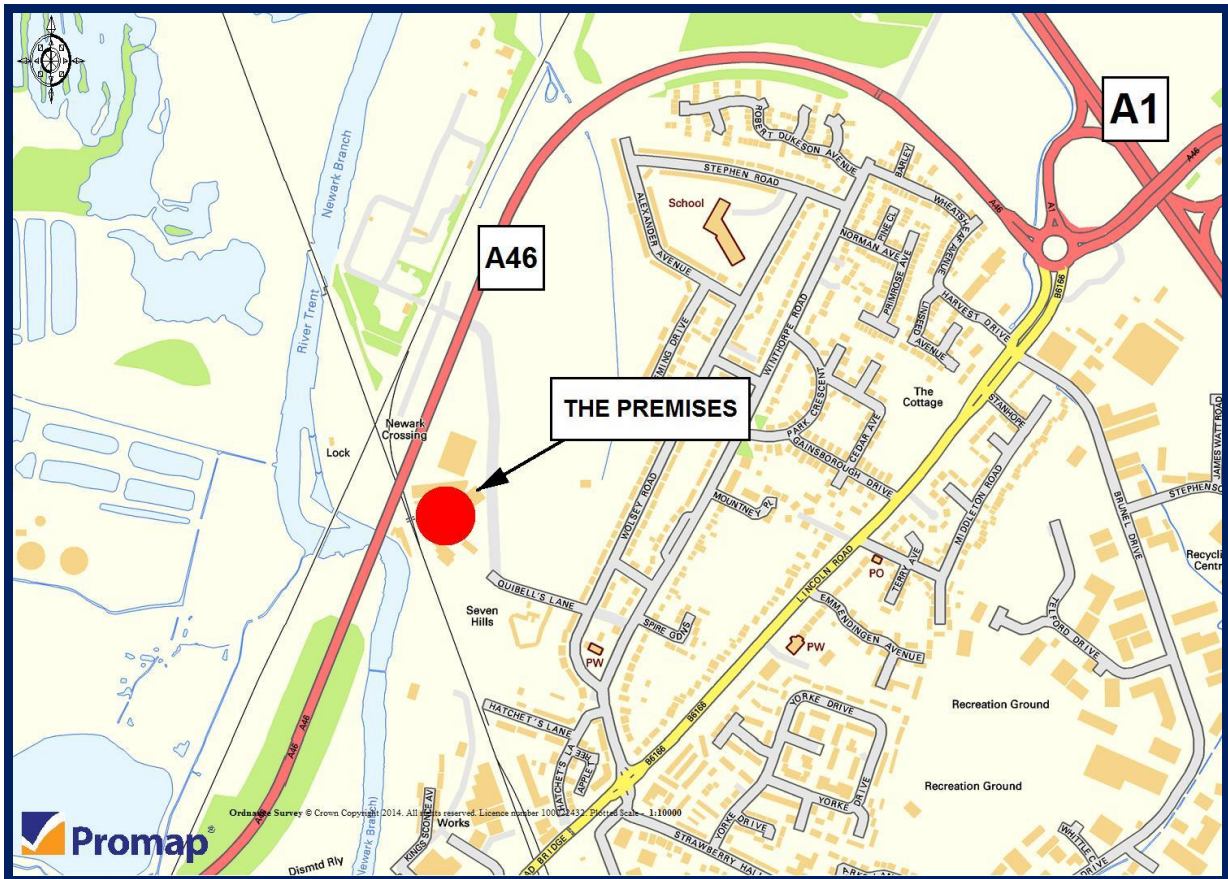
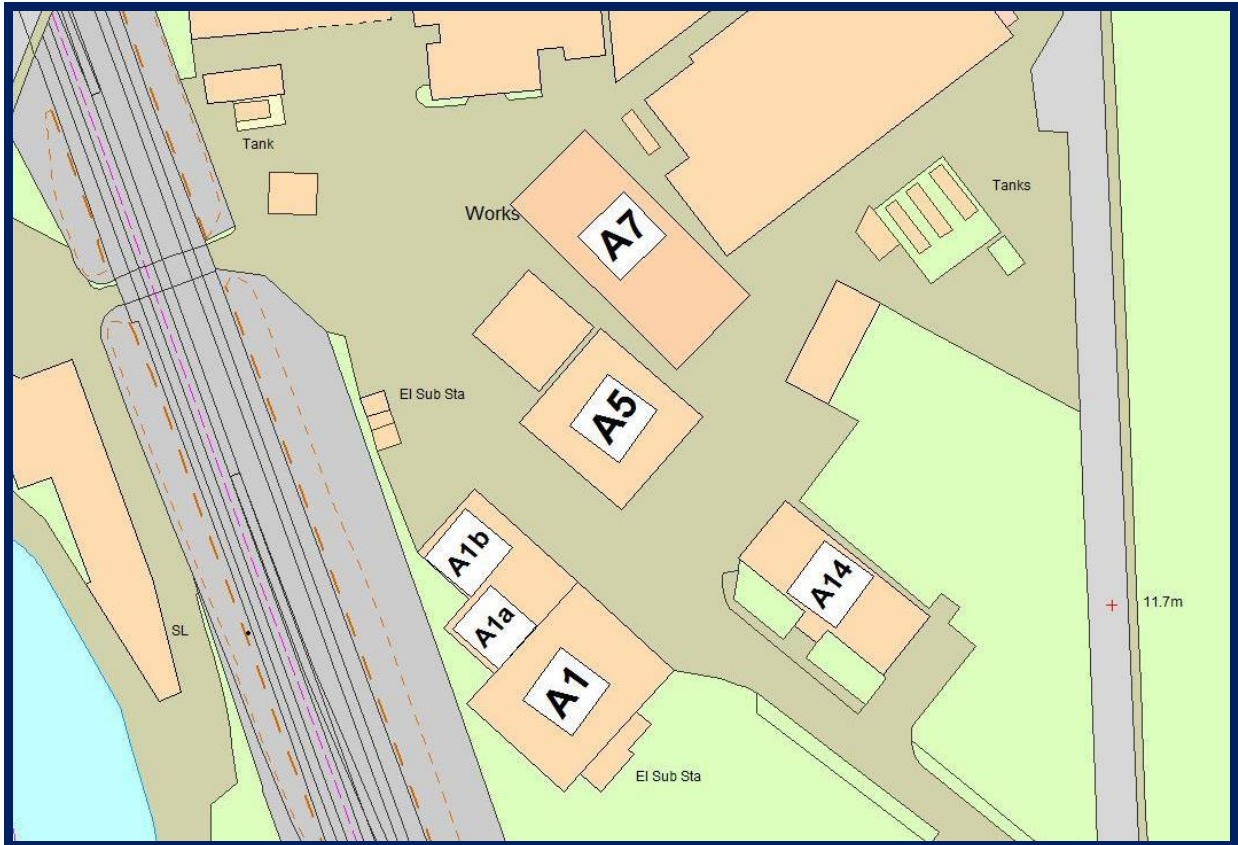
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