

To Let or For Sale Modern Office Suite on Thriving Business Park

Suite C | Warwick House | Long Bennington Business Park | Newark | NG23 5JR



Superb Access to the A1, Nottingham, Grantham, Newark, Stamford and Peterborough

Modern Unit Extending to 2,710sqft, 251.7sqm

Air Conditioning, Open Plan, Good Local Amenities, Popular Destination

£25,000 plus VAT per annum on FRI Terms

£200,000 plus VAT on an Effective Freehold

Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

Long Bennington Business Park is situated off the A1 between Newark and Grantham. The A1 trunk road offers connections with the A52, A46 and A17. Nottingham is 30 miles to the west, Lincoln 23 miles to the north-east, London is approximately 135 miles to the south and direct train routes are offered from Newark and Grantham.

Long Bennington Business Park is one of the region's most successful office developments comprising over 80,000sqft of Grade A office space.

Construction commenced in 2006 since when the Business Park has achieved near full occupancy.

Warwick House is located close to the entrance to the estate, the suite under consideration is on the righthand side of the building on the first floor.

Access is via a communal staircase or lift.

Specification includes air conditioning, allocated parking, CCTV security which is 24 hour, and communal services for which a service charge is levied includes window cleaning, cleaning of communal internal and external areas.

Accommodation...

Open Plan Office 14.8m x 11.2m, 48ft 5" x 36ft 7" and 9.7m x 6m, 25ft 11" x 19ft 8" and 2.2m x 2.1m, 7ft 3" x 6ft 11.

Server Room measuring 3.7m x 2m, 12ft 2" x 6ft 7"

Rear Office 4.4m x 2.9m, 14ft 5" x 9ft 6"

Linked Kitchen 4.5m x 2.9m, 14ft 9" x 9ft 6"

Tenure...

The property is available by way of an effective Freehold on a long lease, the Freeholder being liable to contributing towards the service charge in terms of running the estate.

Alternatively, the property is available by way of a new Full Repairing and Insuring lease with service charge and annual business insurance payable.

The tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease. Rent will be paid monthly in advance and be subject to VAT and a deposit will be held the equivalent of a third of a year's rent upfront.

Rateable Value...

The property is currently assessed at a Rateable Value of £11,520.

EPC...

The property has an Energy Performance Rating C60.

Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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