

Units 1-3, 4 & 6 The Coach House | 36a Castle Gate | Newark | Nottinghamshire | NG24 1BG

Quality offices available as a whole or individually

29.1 m² to 201.8 m²
(313 ft² to 2,173 ft²)

- Quality refurbished offices
- Three separate self-contained suites
- Units 1-3: 122.7 m² (1,322 ft²)
- Unit 4: 50 m² (538 ft²)
- Unit 6: 29.1 m² (313 ft²)
- Three car parking spaces
- Newark town centre



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property lies on the western side of Castle Gate and is accessed between 30 and 36 Castle Gate via an archway which runs into the development which also incorporates the Swan & Salmon bar/restaurant.

Newark lies on the A1/A46, some 22 miles northeast of Nottingham, 14 miles southwest of Lincoln and 19 miles southeast of Mansfield. Newark Northgate station provides services to London King's Cross in around 1 hour 15 minutes and there are regular and upgraded services via Newark Castle to Lincoln and Nottingham and villages in between.

Description

The subject property lies within The Coach House which comprises 3 refurbished suites completed in 2009, being 2-storey of brick and pantile construction and built around a central courtyard.

Units 1-3 are as follows:

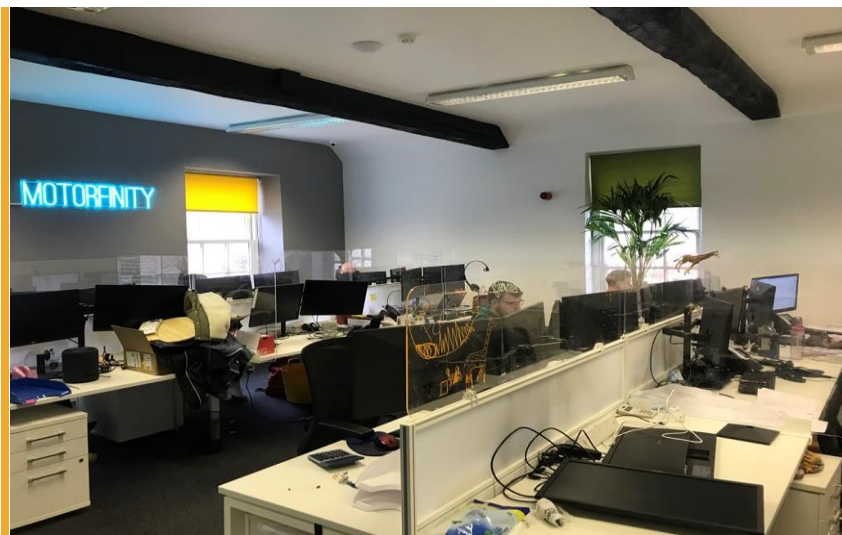
- Three separate, well lit cellular offices
- Laminate flooring
- Part perimeter trunking
- Two toilets
- Well-fitted kitchenette

Unit 4 is a recently refurbished office with kitchenette, WC and toilet.

Unit 6 is a self-contained office with kitchenette and WC.

Within the courtyard there are designated car spaces.





Floor Areas

Unit	M ²	Ft ²
1-3	122.7	1,322
4	50	538
6	29.1	313
Total	201.8	2,373

VAT

The property is VAT elected.

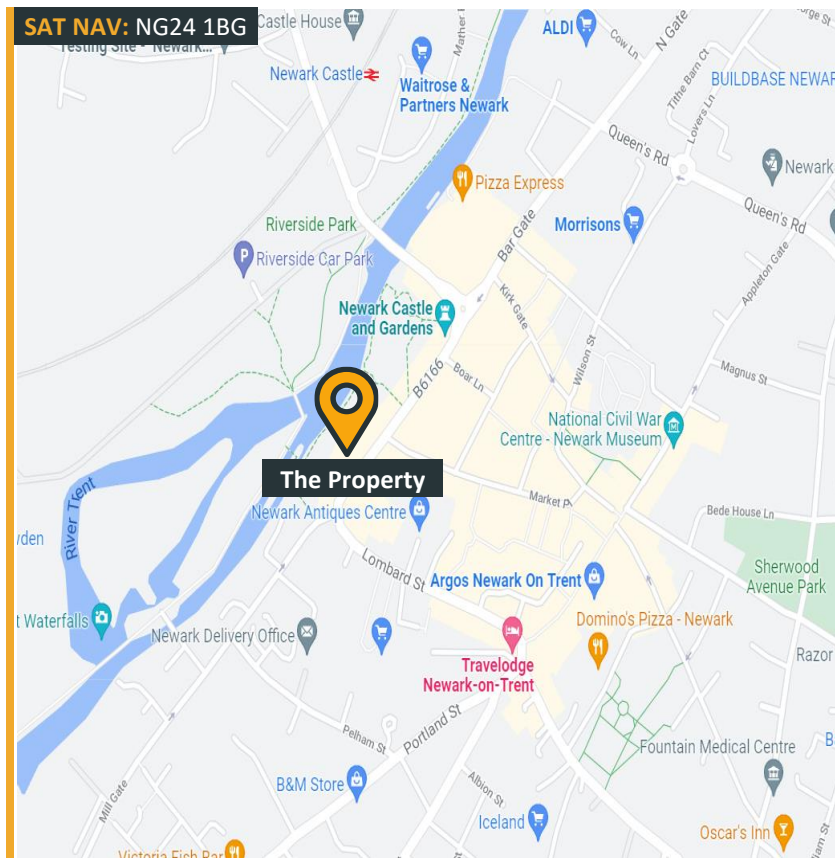
EPC

The property has the following EPC ratings:

Unit	Energy Rating	Valid Until
1-3	C	28.09.2025
4	E	27.03.2031
6	D	28.06.2025

Service Charge

There is an additional service charge contribution for the units of approximately £1,918 per annum towards insurance, and towards external repairs £500 per annum for Units 1-3 and £300 per annum for each of Units 4 and 6.



Lease Terms & Rates Information

The property is available by way of a new lease as a whole or in separate units as follows:

Unit	Rent pax	Rateable Value
1-3	£11,500	£8,400
4	£5,000	£3,450
6	£2,750	£2,175

Further Information

For further information or to arrange a viewing please call or click on the email or website below:

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28/01/2022

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.