

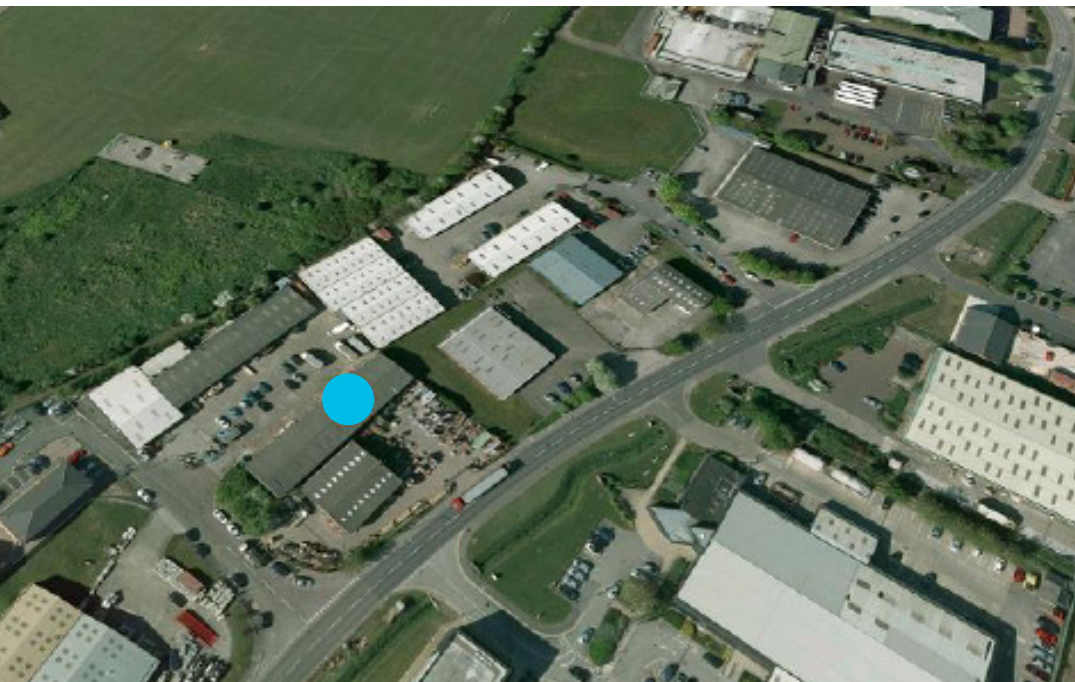
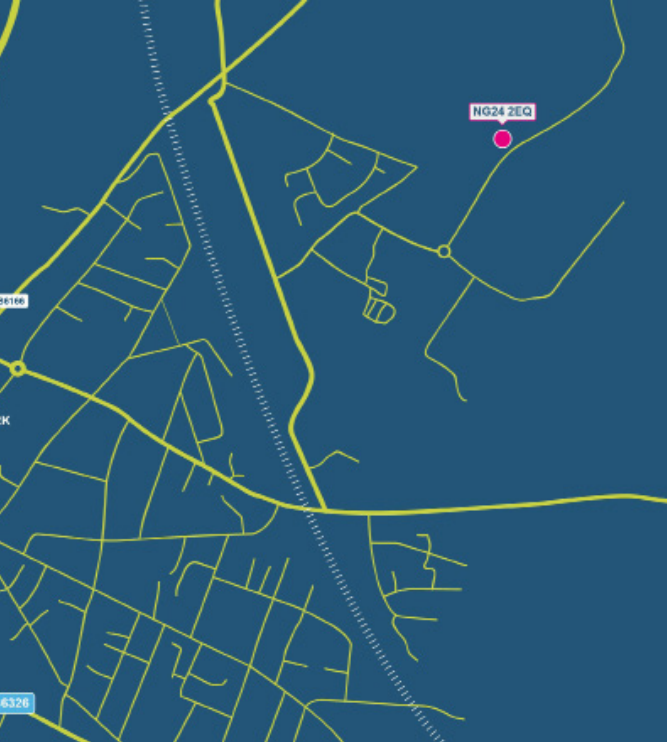


**BANKS
LONG&Co**

**UNIT 4 FARRAR CLOSE, BRUNEL DRIVE, NEWARK,
NG24 2EQ**

INDUSTRIAL UNIT

- Mid-terrace workshop
- 117 sq m (1,252 sq ft)
- Business park location
- Mezzanine office
- Quick access to Newark town centre and the A1
- **TO LET**



LOCATION

The premises are located within a courtyard industrial development on Farrar Close, forming part of the established Brunel Business Park to the west of Newark town centre and close to the A46/A1 interchange.

PROPERTY

The property comprises a mid-terrace workshop unit with an open plan storage area plus additional mezzanine office, kitchen and WC.

The unit benefits from solid concrete floor, manual roller shutter door and three phase electricity. Externally, there is shared loading and circulation with 4 allocated car parking spaces.

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:

GF GIA:	82 sq m	(870 sq ft)
Plus Mezzanine	35 sq m	(382 sq ft)

SERVICES

We understand that main supplies of electricity (three phase), water and drainage 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 within Class B1 (Light Industrial) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Other industrial uses may be deemed appropriate, subject to necessary consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	Newark & Sherwood District Council
Description:	Warehouse and Premises
Rateable value:	£4,884
UBR:	0.512
Period:	2020-2021

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

£7,250 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the courtyard development.

VAT

VAT may be charged in addition to the rent 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.

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Ref. 9864/2020G