

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

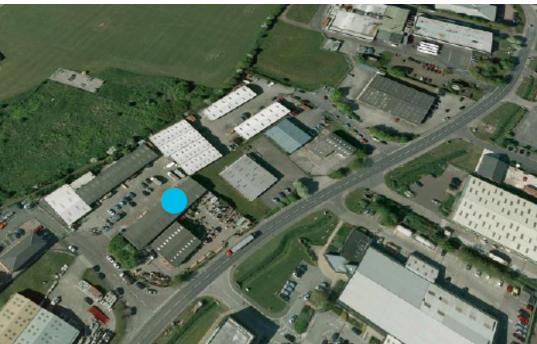
- Mezzanine office
- Quick access to Newark town centre and the A1
- TO LET











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 identify 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 lesses 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 for has any authority to make or give any representation or warranty whatever in relation to this property.

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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