

Industrial Unit in Secure Compound Located Close to the A1 Trunk Road

Unit 9 | White House Farm | Valley Lane | Long Bennington | Newark | NG23 5EE



Accommodation Extending to 111sqm, 1,200sqft
Rent Includes Service Charge, Insurance and Use of Communal Facilities

Available to Let Leasehold
From £6,000 per Annum plus VAT Subject to Contract

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Location...

The property is located approximately halfway between Newark and Grantham to the west of the A1, 1½ miles to the east of Long Bennington on Valley Lane.

Long Bennington is a popular village with a range of amenities including village shop, public house and restaurant.

The property is located on a small estate located within countryside, off a junction with the A1 trunk road on White House Farm, located to the north of Valley Lane on a private access road.

Directions...

Northbound A1 - Take the second exit to Long Bennington which is a slip road leading to Valley Lane. Proceed west approximately 1 mile, White House Farm is located on the right hand side.

Southbound Traffic - Exit Long Bennington at the first entrance, proceed into the village, turn right within the centre of the village on to Valley Lane to White House Farm, which is approximately 1.5 miles on the right-hand side.

Description...

The Unit has roller shutter and pedestrian doors leading to open plan space with concrete floor measuring **18.3m x 6.1m, 111.6sqm, 1,200sqft.**

The space has previously been used for manufacturing and has a minimum internal eaves height of 3.5m, 3 phase electricity and a WC.

Lease Terms...

The unit is available by way of a new Full Repairing and Insuring lease payable monthly or quarterly in advance with a minimum term of 3 years. No additional service charge or insurance rent is payable.

The unit is located within a secure perimeter with a gated entrance and is available by way of a lease excluded out of the Landlord and Tenant Act 1954 Part II, the incoming tenant will be responsible for our client's legal fees up to a maximum of £500 plus VAT.

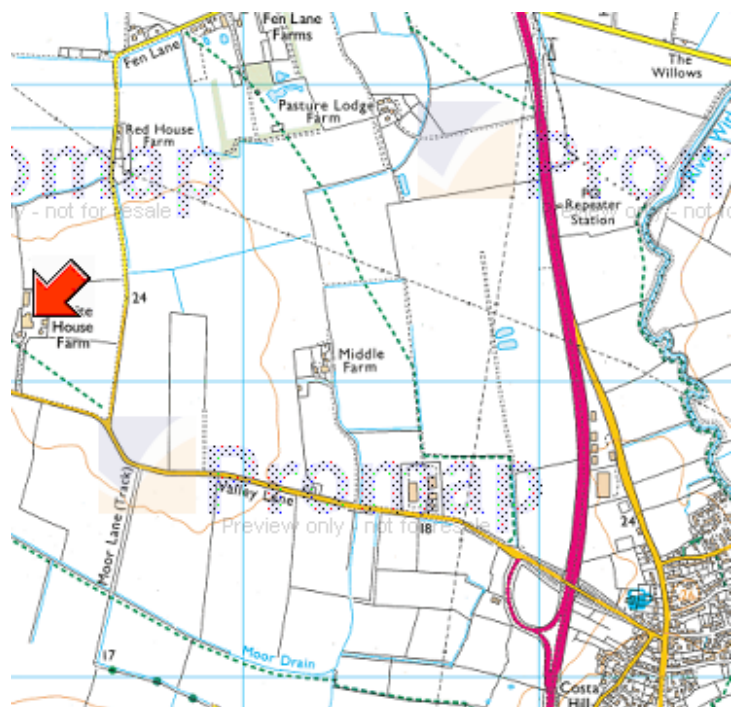
A deposit will be held the equivalent of a quarter of a year's rent.

EPC...

The unit has an EPC rating of D100.

Viewings...

By appointment through the agent.
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