



Wood Moore & Co.

**TO LET Modern Hybrid Business Premises**

**Unit 6, Glenholm Park, Brunel Drive, Newark NG24 2EG**

**3RS**

 £23,300 PAX

 2,951 sq ft GIA

 Warehouse and Offices

All Enquiries:

**01636 610906**



# Description

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Modern, industrial trade counter/warehouse premises with 2 storey office accommodation. The property is equipped with electrically operated loading door, ample loading area and car parking.

The property benefits from a secure pedestrian door leading into a reception with a door leading into the warehouse and stairs off to the first-floor offices and kitchen.

The offices are fitted out to a high-grade specification with glass partitions creating one open plan space with two smaller offices/meeting rooms. The offices are air-conditioned with trunking.

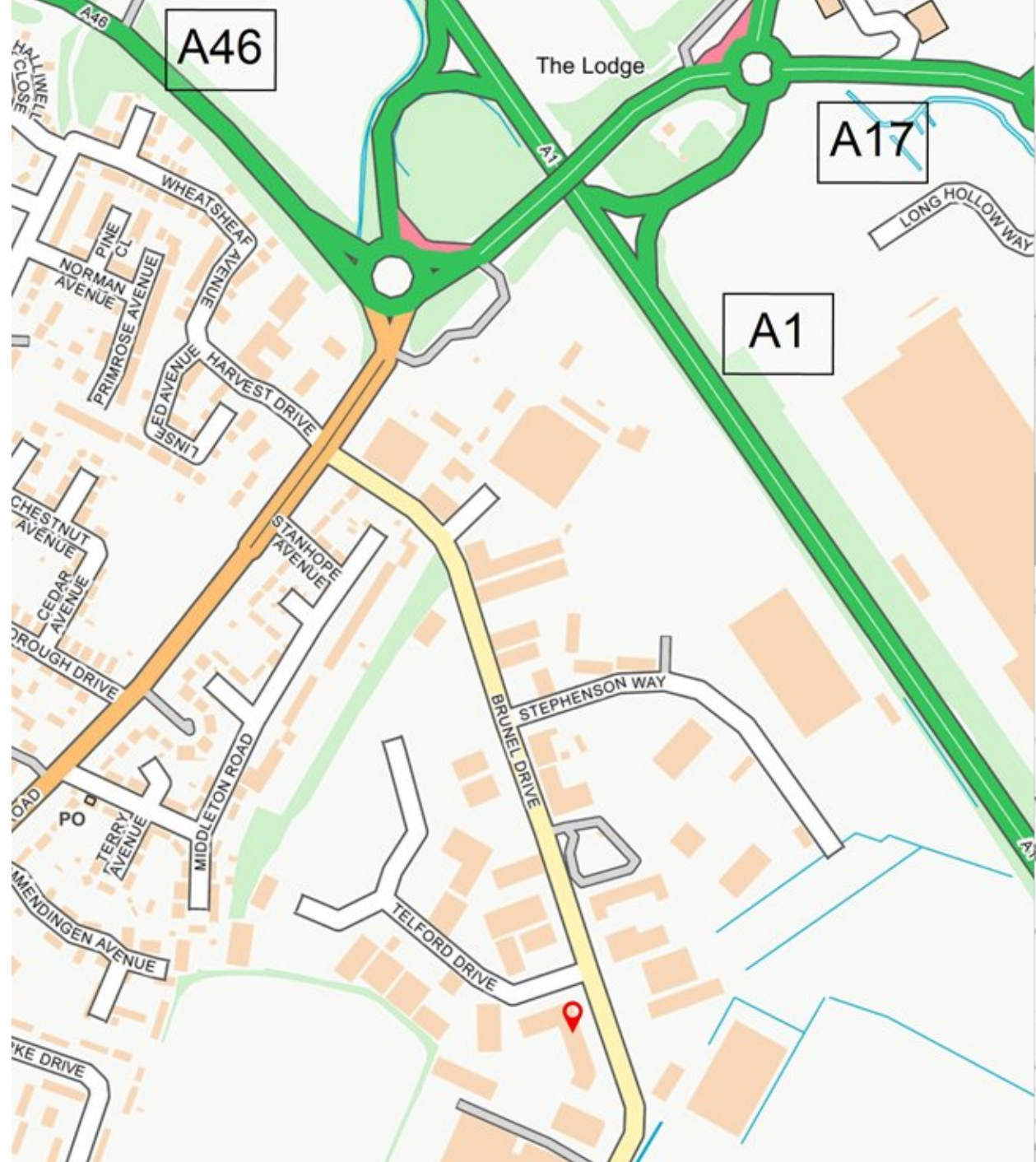
The warehouse benefits from an electric roller shutter from the shared parking area.

Viewing is recommended to appreciate.

# Location

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The unit is located in an excellent position with direct frontage onto Brunel Drive, the main road through the industrial estate and is close to trade counter/retail operators including Screwfix, Magnet, Howdens and the Discount Appliance Centre and is conveniently located approximately ¼ mile from the junction of the A1, A46 and A17 trunk roads.



# Accommodation and Lease Terms

## Accommodation

The property is a modern mid-terrace hybrid unit constructed in around 2019. It extends to 2,951 sq ft and comprises ground floor warehouse space with electric roller shutter door access and disabled WC off. To the first floor, are high spec offices that are largely open plan and fitted out with air conditioning, perimeter trunking, glazed partitions creating two separate offices/meeting rooms and a modern Kitchenette.

Externally, the property benefits from 8 car parking spaces located to a shared parking area.

A brief summary of the accommodation is below with floor plans attached for ease of reference:

	Description	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	Warehouse, reception and WC	2,466	229.18
First Floor	Office	485	45.07
Total (GIA)		2,951	274.25

## Lease Terms

The property is held on a Full Repairing and Insuring lease expiring 22.07.26 at a passing rent of £23,300 p.a. and is available either by way an assignment of the existing lease or by way a new lease (subject to status) for a term to be negotiated.

## Deposit

A deposit to the equivalent of 3 months rent will be required.

# Further Information

## Services

Electric, gas, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

## EPC

The building has an EPC Rating of E (104).

## Business Rates

The property has a rateable value of £13,750. The Rateable Value is highlighted in accordance with the most recent assessment in 2023.

## Service Charges

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas (further details on request).

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## Viewings

Strictly by appointment only:

Wood Moore & Co Ltd, Navigation House, 48 Millgate, Newark, NG24 4TS.

Tel: 01636 610906 [www.woodmoore.co.uk](http://www.woodmoore.co.uk)





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