

# DENHAM BUSINESS PARK

Brunel Drive, Newark, NG24 2EG



## Key Highlights

- Brand new industrial / trade counter units ranging from 3,000 - 6,000 sq ft. Mezzanine can be installed at 3,000 sq ft per unit
- Fully concrete surfaced dedicated yards with allocated parking
- Internal clear height is approximately 6m
- Due for completion in Q3 2025

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## Location

The property is situated in the Nottinghamshire market town of Newark which lies almost equal distance (20 miles) between Nottingham (to the south west) and Lincoln (to the north east), with Mansfield being a similar distance to the west.

Newark town centre, A46 by pass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

## Situation

The property occupies a prominent position on Brunel Drive, the principal spine road running through the Northern Road Industrial Estate.

This is an established trade counter location, with neighbouring occupiers including Howdens, Magnet, Screwfix, ATS and Travis Perkins, to name but a few.

## Description

The units will comprise newly built industrial / trade counter units of steel portal frame construction with trapezoidal wall and roof cladding, finished with plastic coated metal trims and flashings.

Each unit will benefit from its own level access electric roller shutter door with a height of 4m.

In addition each unit will be provided with a dedicated loading / parking area.

## Accommodation

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only.

FLOOR	SQ FT	SQ M
Unit 7	3,000	278.71
Unit 8	3,000	278.71
<b>Total</b>	<b>6,000</b>	<b>557.42</b>

*Mezzanine can be installed at 3,000 sq ft per unit*

## Services

The site is connected to gas, 3 phase electrics, water and drainage.

Each unit will be provided with separate metering.

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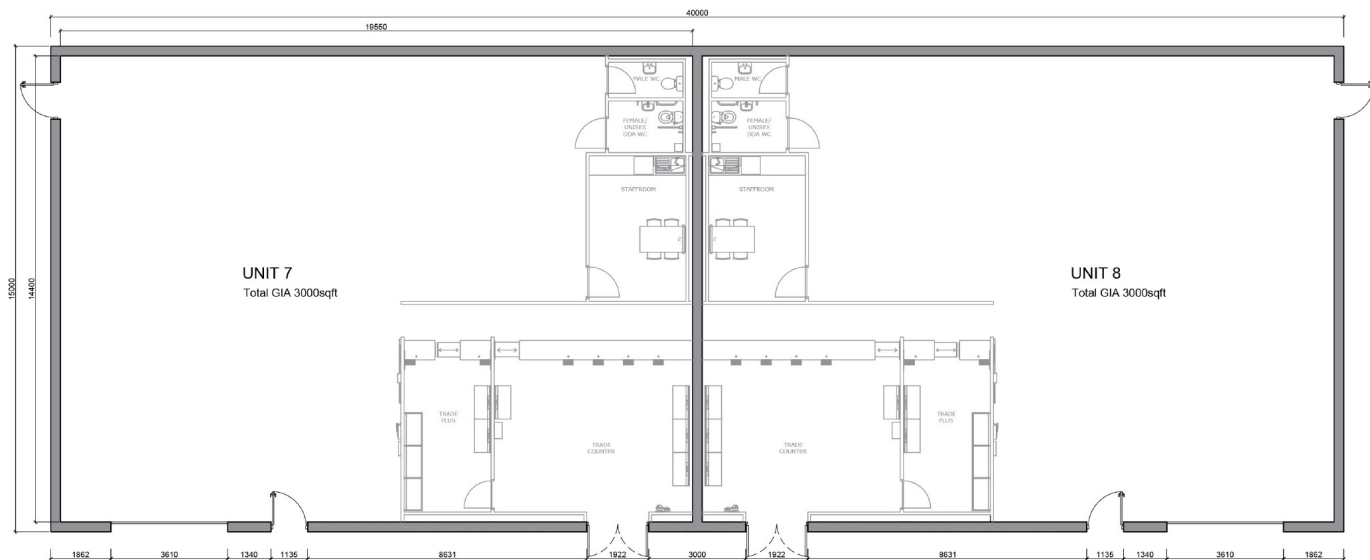
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## Tenure

The units are available in part or as a whole on flexible lease terms, or alternatively the whole site is available on a freehold basis.

## Price

Price on application.

## Rent

£15.00 psf per annum exclusive.

## Rateable Value

TBC

## EPC

TBC

## VAT

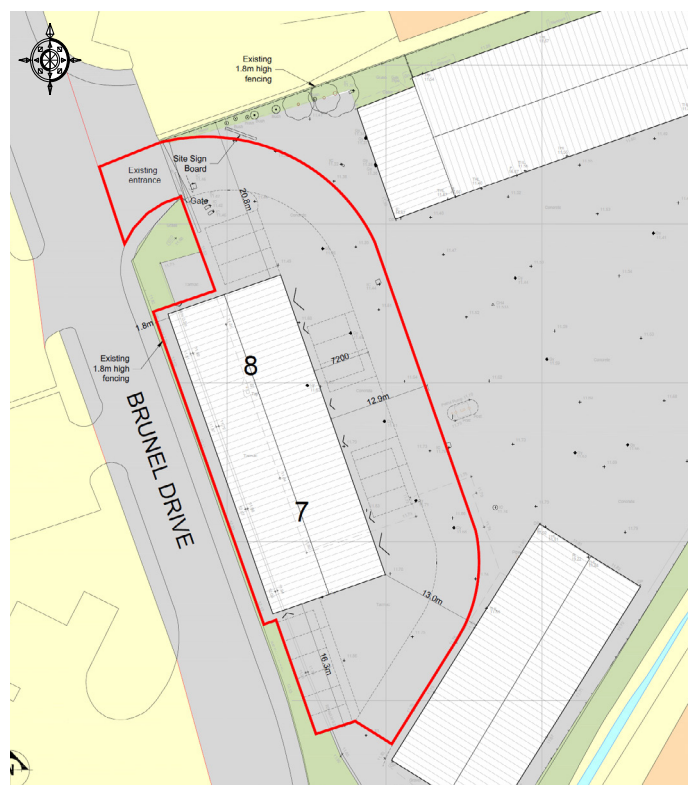
VAT is applicable.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.



## Viewing and Further Information

Strictly by prior appointment only with the Sole Agent, Savills.

## Contact

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