

# Office TO LET

WOOD MOORE



## Suite 2, Navigation House, 48 Mill Gate, Newark, NG24 4TS

Refurbished riverside offices in stunning listed building. Open plan space with passenger lift and high quality welfare provision.

### Summary

Tenure	To Let
Available Size	1,305 sq ft / 121.24 sq m
Rent	£14,000 per annum
Rateable Value	£9,100
EPC Rating	Upon enquiry

### Key Points

- Riverside location in attractive conservation area
- 1305 sq ft modernised open plan office
- Passenger lift
- To Let on New Lease
- Dual aspect directly overlooking the river
- On site car parking
- Rates free occupation (subject to status)

# Suite 2, Navigation House, 48 Mill Gate, Newark, NG24 4TS

## DESCRIPTION

The building houses a range of long standing tenants across the professional services sectors and are available on flexible lease terms. Off-road parking also comes with each suite. The suites were fully refurbished in 2016 to include the installation of passenger lift and high quality welfare provision in the entrance and lobby areas

## LOCATION

Within walking distance to the town centre, Navigation House is located in Navigation Yard and forms part of the attractive Millgate Conservation Area which has benefited from much redevelopment in recent years and now consists of a pleasant mix of business, residential and leisure uses.

## ACCOMMODATION

The accommodation comprises the following areas:

Floor/Unit	Building Type	Size	sq ft	Tenure	Rent
2nd	Office	1,305 sq ft	1,305	To Let	£14,000 /annum
<b>Total</b>			<b>1,305</b>		

## SERVICES

Mains electricity, water & drainage are connected. The incoming tenant will be responsible for electricity consumed but rent is inclusive of common area maintenance and cleaning to welfare facilities.

## RATEABLE VALUE

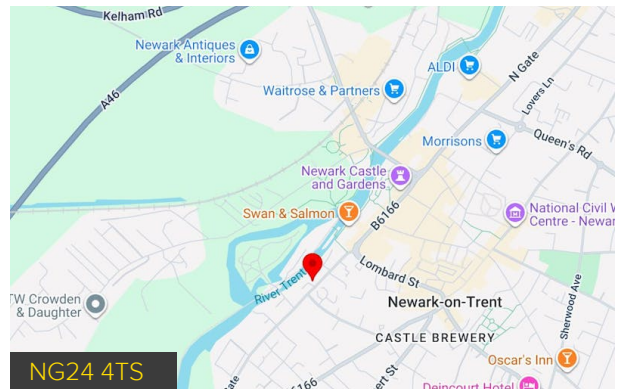
The premises have a Rateable Value of £9,100 and are therefore eligible for 100% Small Business Rates Relief (subject to status)

## TENURE

The suite is available to let on a new Internal Ramping lease for a term to be agreed at an initial rent of £14,000 p.a. For lettings for a term of up to 3 years our client would envisage using a short 'in house' form of tenancy agreement. For terms in excess of 3 years or where the tenant elects to engage a solicitor, each party will be responsible for their own legal & professional fees incurred in the creation of any new lease.

## VAT

All sums quoted are exclusive of, but liable to, VAT at the prevailing rate.



## Viewing & Further Information

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