



Sherwood Business Park Meden Rd, Boughton Ind Estate, NG22 9ZD

Newly built industrial units 1,292 sq ft (adjacent units can be combined)

£14,400 pax TO LET

Brown & Co
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Property and Business Consultants

LOCATION

Sherwood Business Park is located on the established Boughton Industrial Estate just off the A6075 and to the east of Ollerton. Nearby towns include Newark (14 miles) and Retford (19 miles).

DESCRIPTION

Phase 1 is complete and consists of a terrace of 6 industrial units. Phase 2 is under construction and will provide a further 8 units with adjacent units capable of being let joined to cater for larger requirements.

Units have a WC, small kitchenette area, LED lighting, single and 3 phase power and an electric roller door.

Each unit is approx. 11.65m x 9.31m with a min headroom of approx. 4.42m.

External parking and loading access is from the fenced and gated yard.

ACCOMMODATION

All units are 1,292 sq ft (120 sq M).

Phase 2 units can be combined to cater for sizes up to 5,168 sq ft.

Please check with the agents on the current availability particularly before travelling to view the estate.

SERVICES

Not tested by the agents. There is no gas to the site.

BUSINESS RATES

The properties are yet to be assessed for business rates purposes.

Qualifying small businesses may be able to claim Small Business Rates Relief.

Please check this information with Newark & Sherwood District Council.

TENURE

To let on new leases for a term of years to be agreed at a quoting rent of £14,400 pax.

VAT

VAT is chargeable on the rent.

LEGAL COSTS

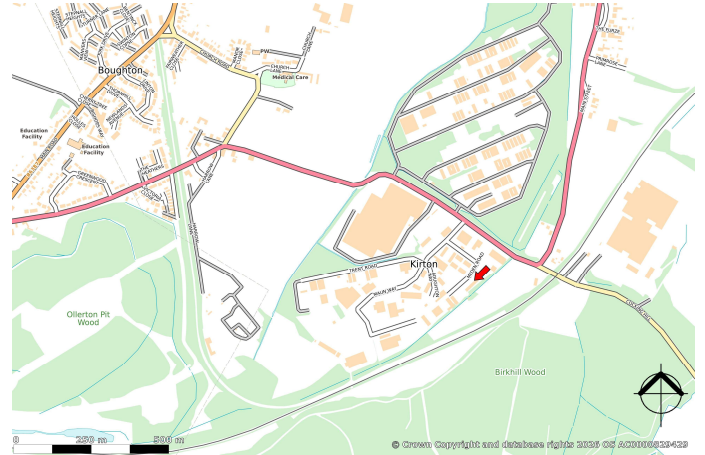
Each party to pay their own.

EPC

Phase 1 units all have band C assessments.

VIEWING & FURTHER INFORMATION

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