



The Firs, 67 London Road, Newark
NG24 1RZ

#1236130/2026A



BTG
Eddisons

THE FIRS

67 LONDON ROAD, NEWARK, NG24 1RZ



Agreement

To Let



Detail

Offices



Rent

From £45,000 pax



Size

335.35 sq m (3,609.46 sq ft)



Location

Newark, NG24 1RZ



Property ID

#1236130/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

This is a detached, characterful red brick building of traditional construction, presenting an attractive and professional appearance that is well suited to office use. The property appears to date from the late Victorian period and displays attractive architectural features.

The accommodation is arranged over three floors and is currently utilised as offices, with multiple individual office rooms distributed throughout the building. Two dedicated meeting rooms are provided.

In addition to the office and meeting accommodation, the building benefits from kitchen facilities and WC provisions. The second floor offers a degree of flexibility, comprising a meeting room and an office, and has the ability to be split, allowing for alternative configurations or potential separate occupation, if required.

Externally, the property is set within its own grounds, with ample, secure on-site parking available to the front and side. The surrounding mature trees and landscaped areas create a pleasant and professional setting, enhancing the overall working environment.

There is also a detached converted stable block, which is of traditional red brick construction beneath a pitched, slate covered roof and has been sympathetically refurbished to provide attractive and functional office accommodation while retaining its original character. The building incorporates features including rooflights and air conditioning.

Energy Performance Certificate

Rating: To be assessed

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	95.59	1,028.90
First Floor	90.86	978.01
Third Floor	42.68	459.45
Stable Block	106.22	1,143.10
Total	335.35	3,609.46

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: Newark and Sherwood Council
Description: Offices and Premises
Rateable Value: £42,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

From £45,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

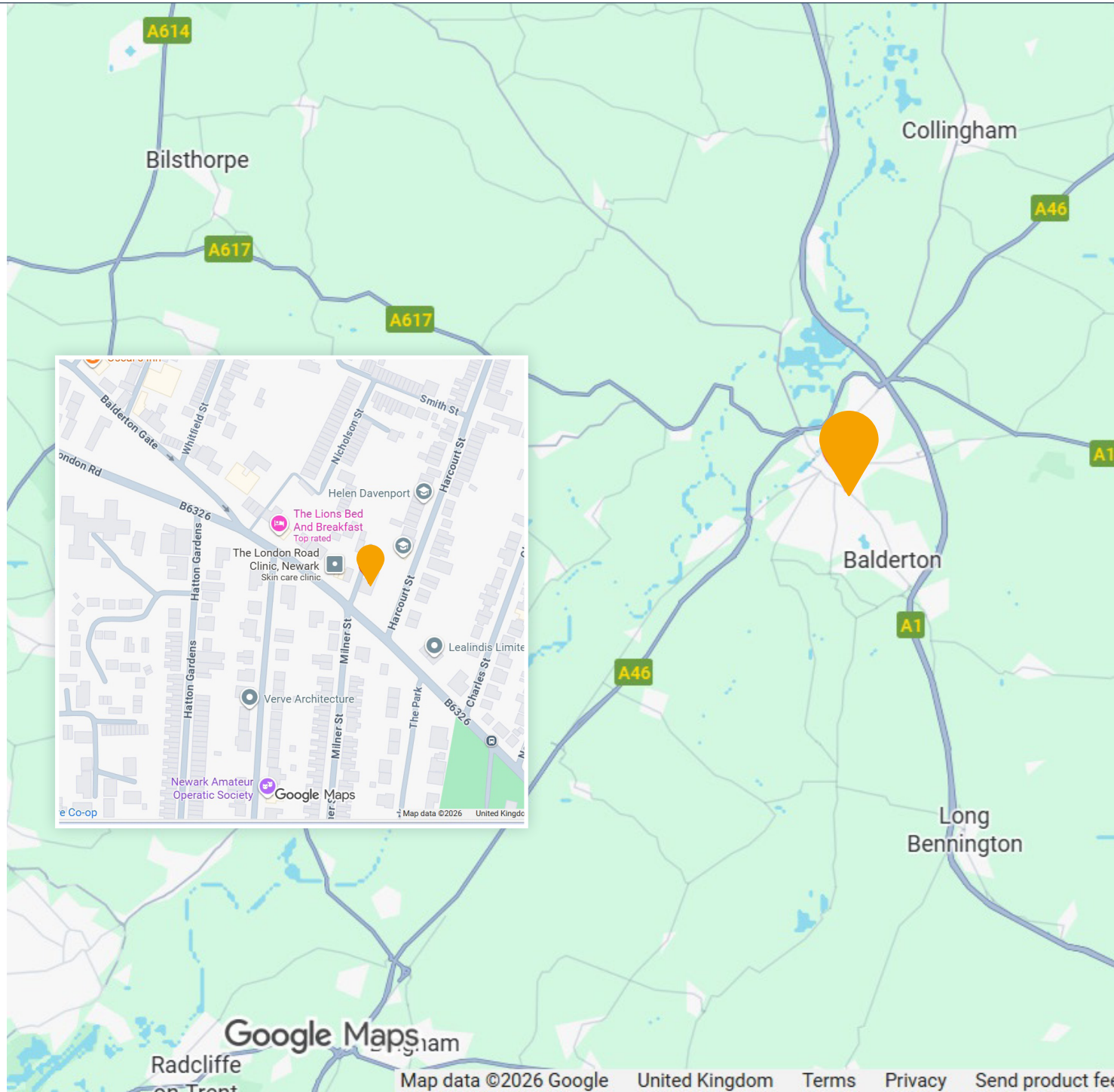
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

London Road, Newark is a well-established and accessible office location on the western side of Newark, forming one of the town's principal arterial routes.

The area benefits from strong connectivity, providing direct access to Newark town centre, the A1 and A46, and Newark Northgate railway station, which offers high speed rail services to London King's Cross.

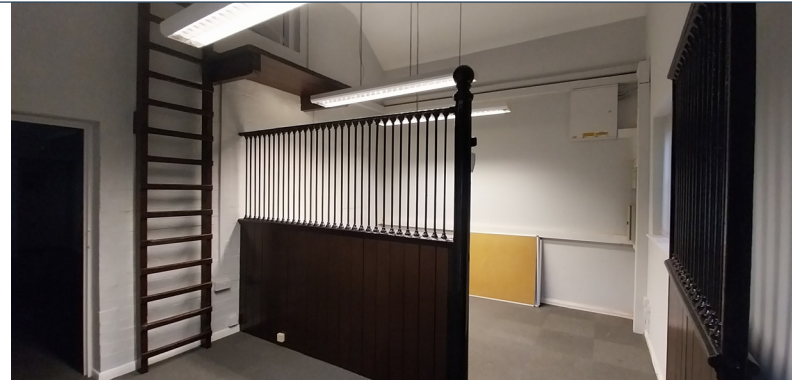
The surrounding locality comprises a mix of residential properties, professional offices, and community uses, creating a pleasant and established business environment, while also benefiting from nearby amenities, green spaces, and on-site or nearby parking, making it a convenient and attractive location for office occupiers.

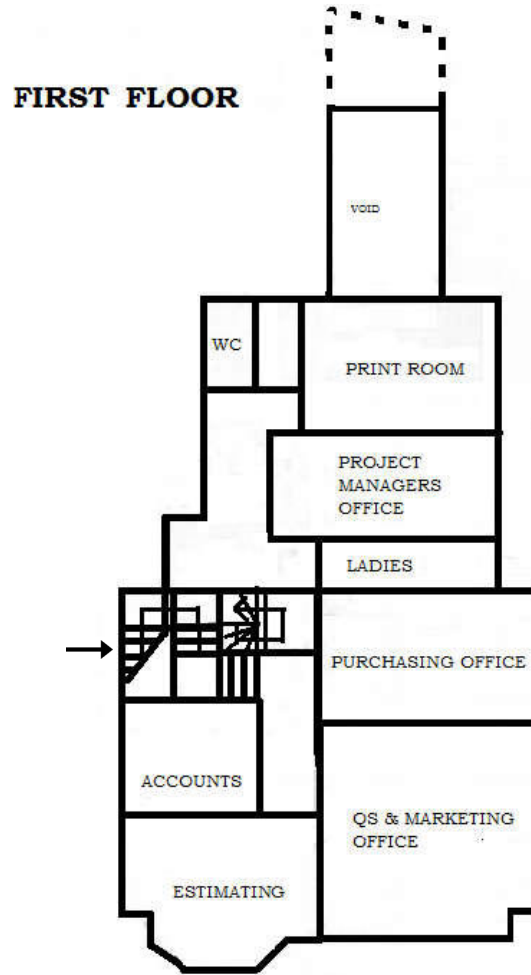
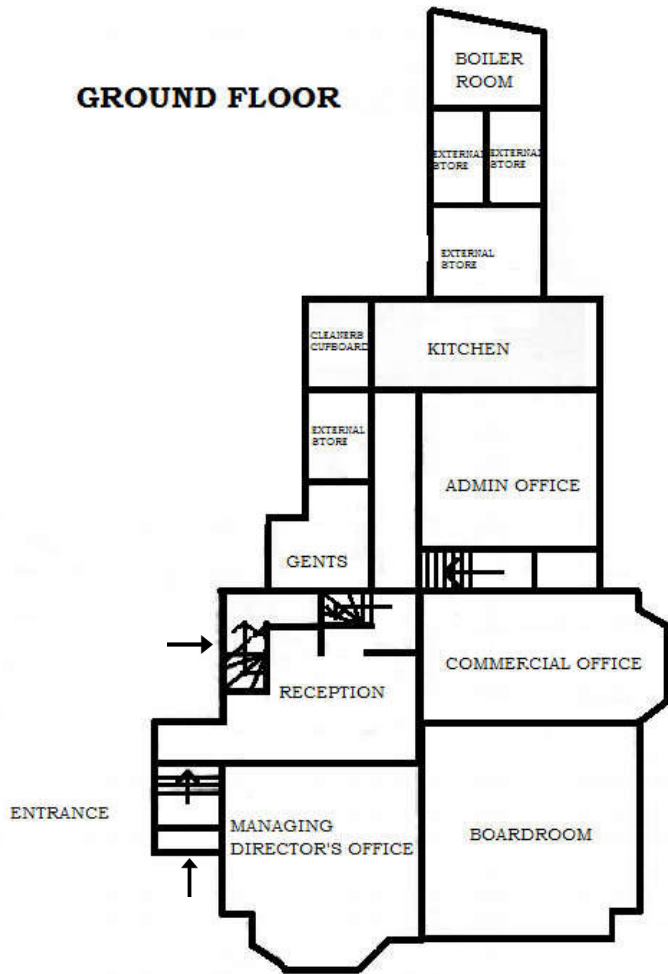




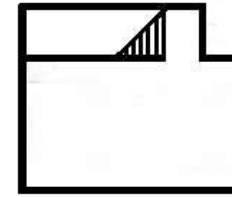
Google Maps







BASEMENT



SECOND FLOOR

