MUSSON
LIGGINS

NEWARK

UNIT 4 NORTHERN ROAD

£17,000

PER ANNUM EXCLUSIVE

226.20 sq m (2,435 sq ft)

TO LET

Self Contained
Industrial Unit

Unit 4, Northern Road, Newark,
Nottinghamshire, NG24 2EU

0115 941 5241

Matthew@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises of a self-contained industrial warehouse with secure yard and off street parking.

FEATURES

- ROLLER SHUTTER DOOR
- SECURED GATED YARD AREA
- WELL-ESTABLISHED INDUSTRIAL LOCATION

Unit 4
Northern Road
Newark
Nottinghamshire
NG24 2EU

LOCATION

The subject property is situated with a frontage to Northern Road on the Northern Road Industrial Estate, in close proximity to its junction with the B6166, Lincoln Road, which in turn, travelling north and east links with the A46 and its connections with the A1.

The location is to the north and east of the centre of Newark, in an area of established industrial and commercial accommodation, close to Newark Northgate Station. Newark's position provides good access to the A1 and with the advance of rail transport, it is at the junction of the East Coast Mainline and the route from Nottingham to Lincoln.

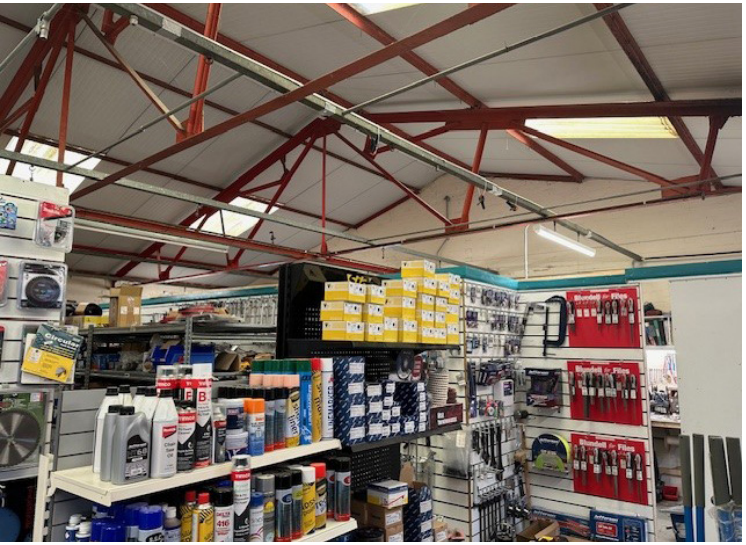
DESCRIPTION

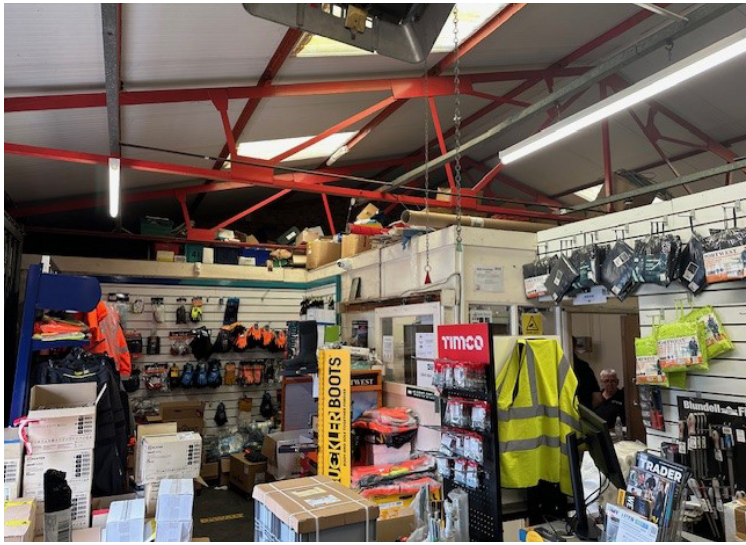
The property comprises of a detached industrial warehouse of full height brick and block elevations, under a pitched roof situated prominently on Northern Road in Newark, Nottinghamshire.

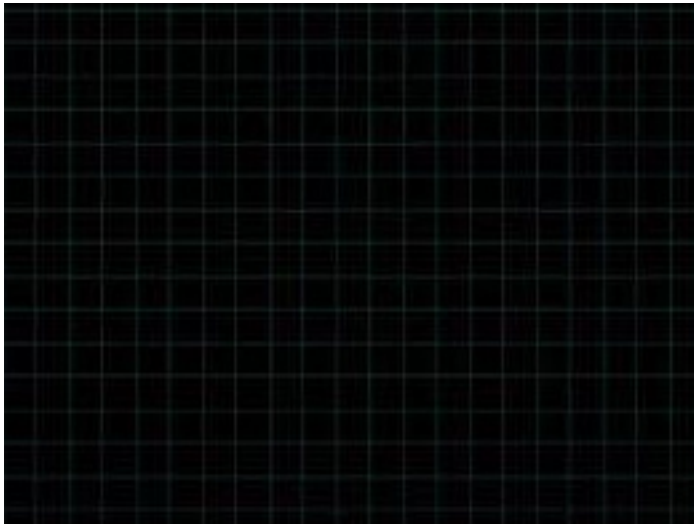
Internally the property provides single storey industrial storage and fitted office accommodation.

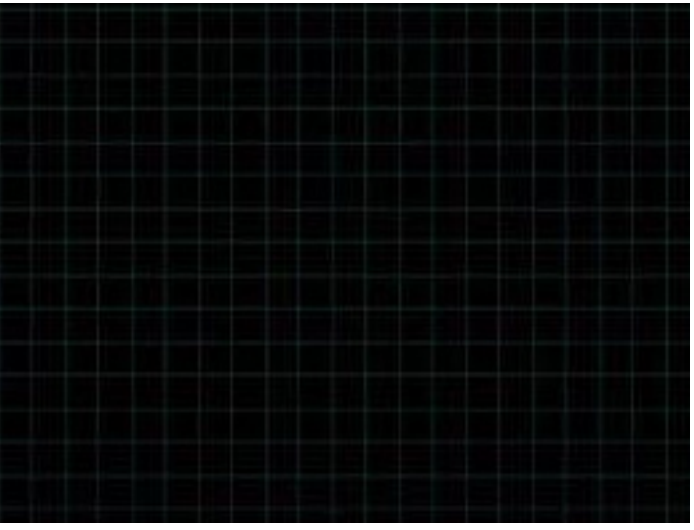
The premises also benefit from a secure gated yard area with access to the right hand elevation, via a roller shutter door, together with offstreet parking for approximately 5 vehicles.

Unit 4	M^2	Ft^2
Warehouse	226.20	2,435









BUSINESS RATES

Rateable Value: **£10,750**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Newark and Sherwood District Council.

PLANNING

Intrested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Newark and Sherwood District Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

RENT

£17,000 (Seventeen Thousand Pounds) Per Annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

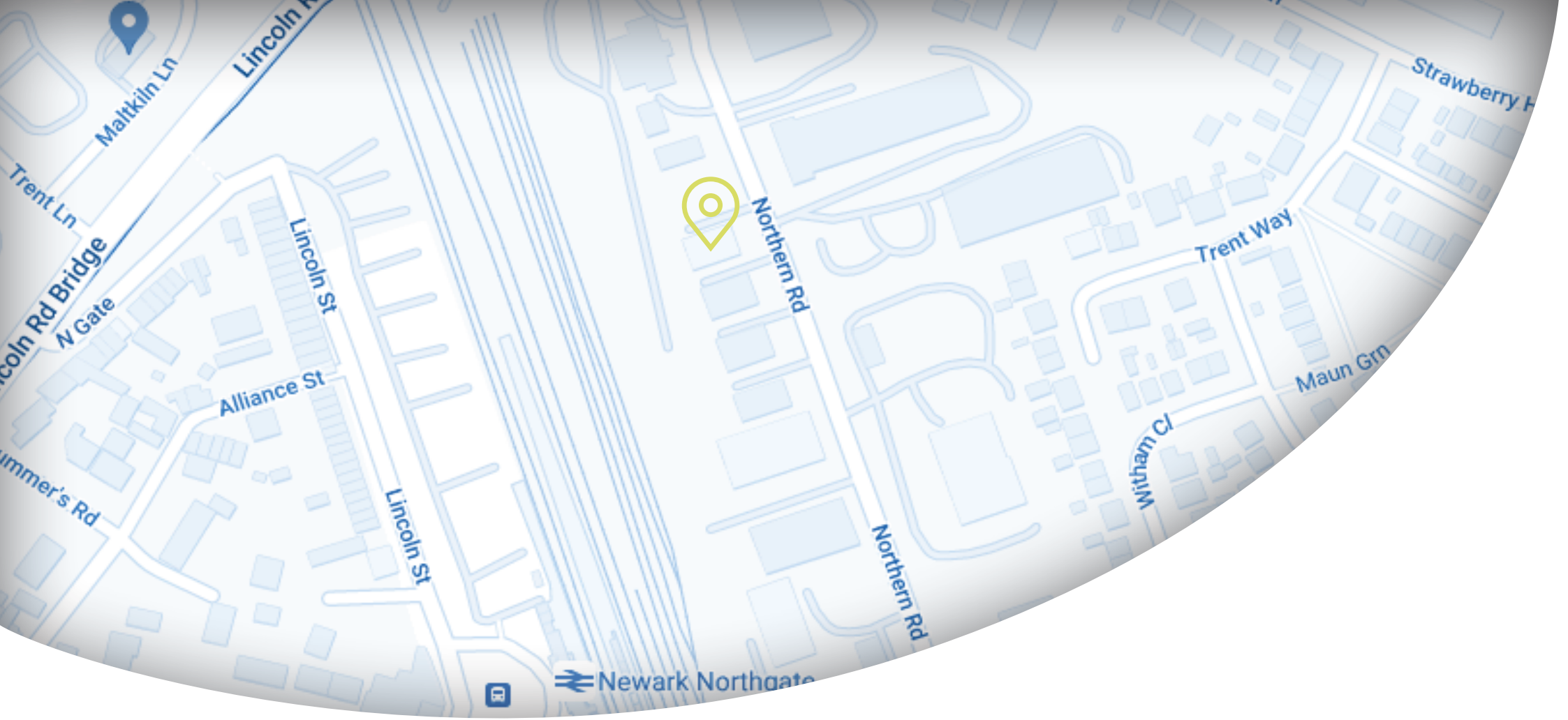
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Matthew Wade BSc (Hons) MRICS
Matthew@mussonliggins.co.uk

William Cowley
William@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILLIAM COWLEY
APPRENTICE SURVEYOR

0115 941 5241
William@mussonliggins.co.uk
mussonliggins.co.uk

MATTHEW WADE BSc (HONS) MRICS
DIRECTOR

0115 941 5241
Matthew@mussonliggins.co.uk
mussonliggins.co.uk