

Modern Serviced Office Suites Available To Let On Thriving Business Park

Mayden House | Long Bennington Business Park | Newark | NG23 5DJ



Superb Self-Contained Serviced Office Extending to 18sqm, 195sqft
Licence Fee Includes Receptionist, On-Site Conferencing Facilities,
Allocated Parking, Heating and Electricity, Air Conditioning and
Cleaning of Communal Areas Telephone and Broadband Packages
Available

Available To Let on a Licenced Basis
From £3,900 per Annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Long Bennington Business Park is situated just off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52, A46 & A17.

Nottingham is 30 miles to the West and Lincoln 23 miles to the North East. London is approximately 135 miles away and direct train routes are available from Newark and Grantham.

Description...

Long Bennington Business Park is one of the region's most successful office developments and comprises over 80,000sqft of Grade A office space. Construction commenced in 2006, since then the Business Park has achieved near full occupancy.

The property is an office block comprising serviced office accommodation with offices on the ground and first floor with a lift.

The specification includes air conditioning, data cabling, lift access and generous parking. A service charge includes window cleaning, maintenance and cleaning of communal external areas, provision of 24-hour CCTV security and gated access.

Services...

The office suite benefits from a full-time Receptionist and intercom entry system together with allocated parking.

There is a high provision of services available on site including, but not limited to, full air-conditioning, kitchen with communal cleaning facilities, a range of telecommunication packages including call forward and multiple telephone numbers, window cleaning, heating, conferencing facilities with an air-conditioned meeting room, on-site security including CCTV and gated access.

The meeting and conferencing rooms can accommodate up to 12 people in a fully air-conditioned environment with a monitor for presentations, flip chart and boardroom tables and chairs. Refreshments may also be ordered additionally from Reception.

Administration services are also available at extra cost including: photocopying, printing, laminating, faxing, mailshots, typing and postal services.



Operating Hours...

Trading hours are 0800 to 1800 Monday to Friday excluding bank and public holidays. Trading use of accommodation is permitted outside these hours with the consent of the operator.

Outgoings...

All utilities are included within the licence fee.

Business Rates are the responsibility of the Tenant. The suite is currently being reassessed as a single unit by the VOA. It is anticipated that qualifying small businesses will be eligible for Rates Relief.

EPC...

The property has an Energy Performance Asset Rating C60.

VAT...

It is understood that VAT would be charged on rent.

Viewings...

Viewings to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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