



**LAND AT BRUNEL DRIVE, NEWARK  
NG24 2EG**

#1219274/2024G

**Eddisons**

| Incorporating  
**Banks Long & Co**

# LAND AT BRUNEL DRIVE

NEWARK, NOTTINGHAMSHIRE, NG24 2EG



Agreement

To Let



Detail

Land



Rent

£45,000 per annum per acre



Size

From 1 acre (0.41 hectare)  
to 4.79 acres (1.94 hectares)



Location

Newark, NG24 2EG



Property ID

#1219274/2024G

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The site comprises a regular shaped yard/depot equating to 4.79 acres (1.94 hectares) in size.

It occupies a prominent position fronting Brunel Drive, Newark's premier commercial location with excellent labour resources, public transport services and within 1 mile of the A1.

The depot/yard features two main gated access points, a third access point from Whittle Close and utility connections (including a 500 kVA power supply and drainage).

## 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	Acres	Hectares
Total	4.79	1.94

Smaller plots from 1 acre are available. Details upon request.

## Services

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

## Rates

<b>Charging Authority:</b>	Newark & Sherwood District Council
<b>Description:</b>	Land
<b>Rateable value:</b>	To be re-assessed
<b>UBR:</b>	0.546
<b>Period:</b>	2024-2025

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.

## Tenure

The land is available **To Let** either as a whole or part, by way of a new Full Repairing and Insuring lease, for a minimum period of 3 to 5 years.

## Rent

**£45,000 per annum per acre**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of any common parts.

## 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.

## Location

The depot/yard is positioned upon the Brunel Drive industrial estate, which is Newark's premier commercial location.

Located on the north east fringe of the town, the property is within 1 mile of the A1 at the Winthorpe interchange connecting with the A46 and A17.







