



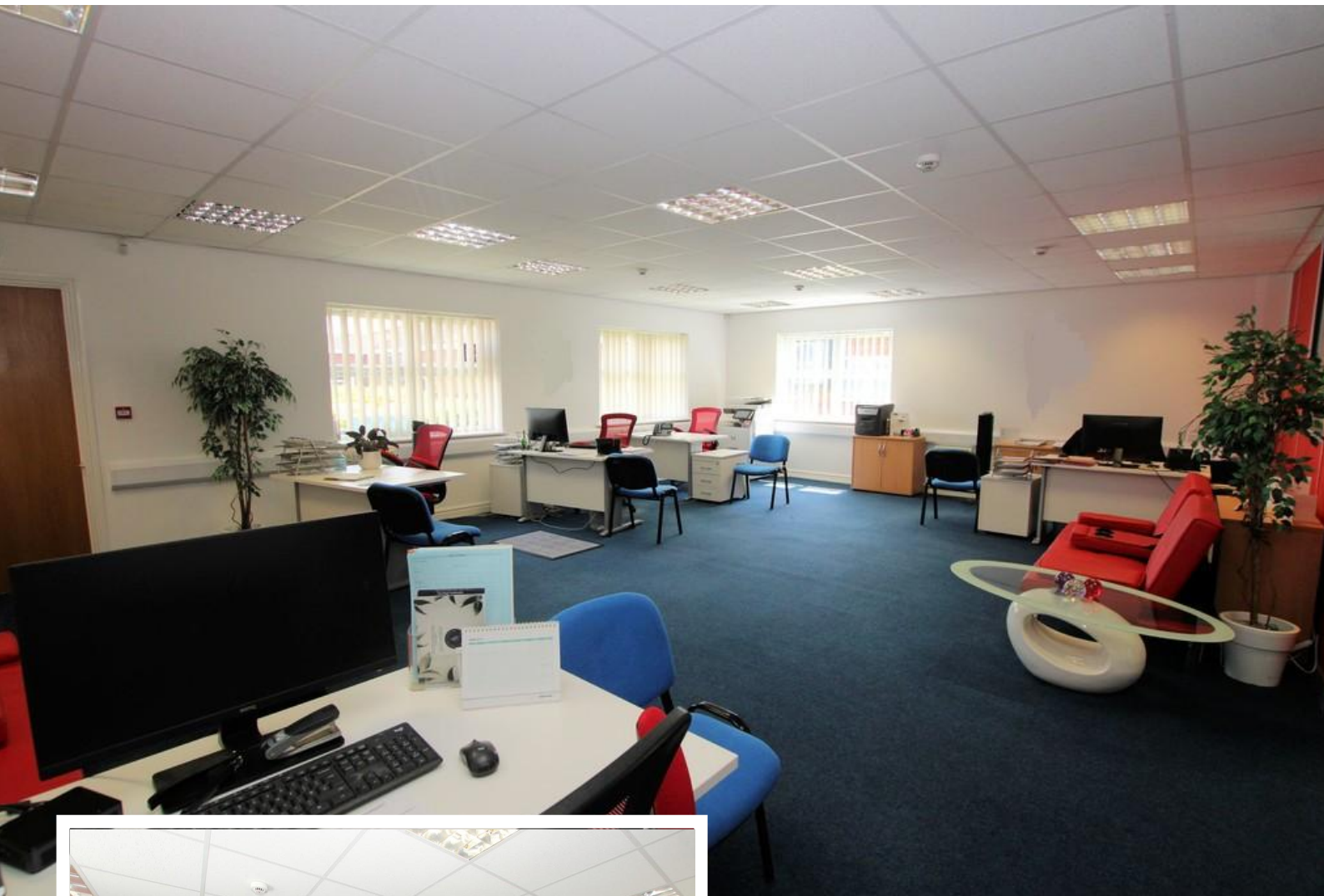
TO LET
Unit 9, Stephenson Court, Stephenson Way,
Newark, NG24 2TQ

Rent £10,000 Per Annum
Single-Storey Office Building To Let

We are pleased to offer to let this smartly presented purpose-built office unit located on the established Brunel Drive Estate. The office accommodation is finished to a high specification, to include air-conditioning, perimeter trunking and disabled access compliance and benefits from having six dedicated car parking spaces to the front. The accommodation extends to 93 sq.m (1,000 sq.ft) and is considered suitable for a variety of business uses.



Unit 9 Stephenson Court, Stephenson Way, Newark, NG24 2TQ



LOCATION

Newark has a population of approximately 35,000 residents with a catchment of upwards of 60,000 people and has the advantage of sitting adjacent to the A1 being within 20 miles of Nottingham and 15 miles of Lincoln and also, having the East Coast Main Line train-link to Kings Cross London and Edinburgh.

DESCRIPTION

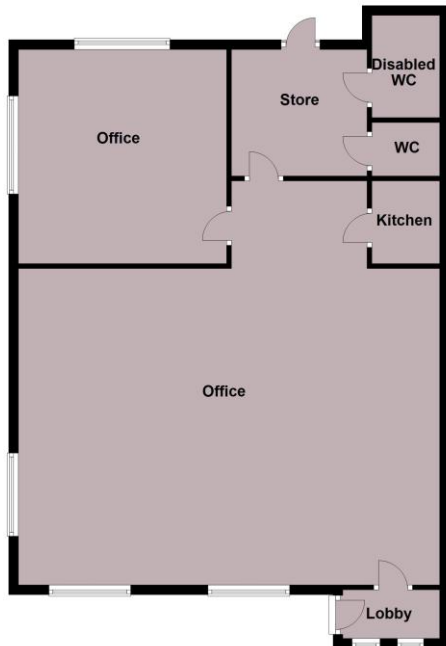
We are pleased to offer to let this smartly presented purpose-built office unit located on the established Brunel Drive Estate. The office accommodation is finished to a high specification, to include air-conditioning, perimeter trunking and disabled access compliance. In addition to the pleasant open-plan office space, the property benefits from having six dedicated car parking spaces to the front. Internally, the accommodation extends to 93 sq.m (1,000 sq.ft) and is considered suitable for a variety of business uses. Viewing is highly recommended.

ACCOMMODATION

The ground floor accommodation is principally open-plan comprising an entrance lobby, large general office with private office off, kitchen and disabled access WC Compartment. The office accommodation extends to 93 sq.m (1,000 sq.ft).



Ground Floor
Approx. 98.9 sq. metres (1064.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

SERVICES

Mains electricity, water and drainage are connected. Heating and cooling is provided via air-conditioning and supplemented by electric wall heaters.

EPC Rating - To be confirmed.

TENURE

The property is available to let for a term of years to be agreed on a Full Repairing & Insuring Lease at a rental of £10,000 per annum. A deposit equivalent to three months' rent will also be required.

BUSINESS RATES

Rateable Value - £8,400

Small Business Multiplier (2023/2024) 49.9p in the £. The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

VAT is chargeable on all costs.

SERVICE CHARGE

A Service Charge is payable for the upkeep and maintenance of the common areas of the estate.

LEGAL COSTS

The ingoing Tenant will incur a referencing fee of £120 inc VAT together with the Landlord's reasonable legal costs in association with the production of the Lease.

VIEWINGS

By prior appointment through Mundys Commercial – 01522 556088 or commercial@mundys.net

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

