

# DENHAM BUSINESS PARK

Brunel Drive, Newark, NG24 2EG



## Key Highlights

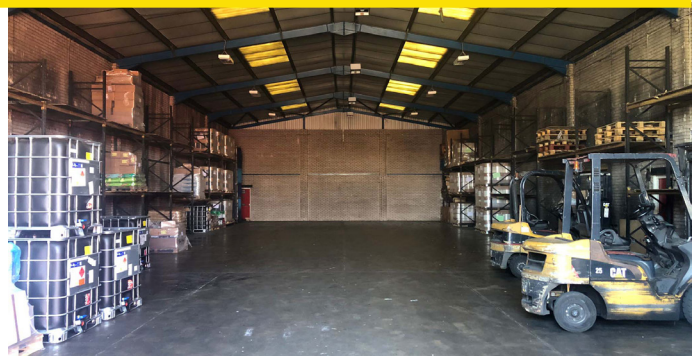
- Refurbished warehouse / workshop units ranging from 945 sq ft to 11,658 sq ft
- Fully concrete surfaced dedicated yards
- Internal clear height is approximately 4.6m rising to 5.5m
- Allocated parking

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

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### Location

The property is situated in the Nottinghamshire market town of Newark which lies almost equal distance (20 miles) between Nottingham (to the south west) and Lincoln (to the north east), with Mansfield being a similar distance to the west.

Newark town centre, A46 by pass and the A1 are within close proximity and there are excellent direct rail links into London Kings Cross with a travel time of approximately 1 hour 20 minutes.

### Situation

The property occupies a prominent position on Brunel Drive, the principal spine road running through the Northern Road Industrial Estate.

This is an established trade counter location, with neighbouring occupiers including Howdens, Magnet, Screwfix, ATS and Travis Perkins, to name but a few.

### Description

The site comprises a rare distribution depot of steel portal frame construction with brick elevations, under steel clad pitched roofs. The units have a clear internal height of 4.6m rising to 5.5m.

The main terrace is configured to provide five units, benefiting from individual level access loading doors with a modern office extension.

The buildings are set within a self contained site secured by perimeter palisade fencing and electrically operated gate access, which extends to approximately 1.48 acres.

Each unit will be fully refurbished, to include re-cladding of the front elevations, redecoration, LED lighting and W/C's.

In addition, be provided with a dedicated loading / parking area.

### Accommodation

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only.

FLOOR	SQ FT	SQ M
Unit 1	945	87.78
Unit 2	945	87.78
Unit 3	2,952	274.21
Unit 4	1,939	180.18
Unit 5	3,617	336.03
Unit 6 SOLD	5,332	495.36
Office	1,260	117.04
<b>Total</b>	<b>16,990</b>	<b>1,578.38</b>

### Services

The site is connected to gas, 3 phase electrics, water and drainage, all under one set of meters.

Each individual unit will be provided with separate metering.

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## Tenure

The units are available in part or as a whole on a freehold basis, or alternatively on flexible lease terms.

## Price

FLOOR	PRICE
Unit 1	£185,000
Unit 2	£185,000
Unit 3	£495,000
Unit 4	£340,000
Unit 5	£575,000
Unit 6 SOLD	£795,000
Office	£190,000

The whole site is available at a price on application.

## Rent

£9.50 - £12.50 psf per annum exclusive.

## Rateable Value

We understand that the property is currently assessed as part of a larger hereditament and therefore will need to be reassessed upon occupation.

## EPC

D 87

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## Viewing and Further Information

Strictly by prior appointment only with the Sole Agent, Savills.

## Contact

**Victor Ktori MRICS BSc (Hons)**  
+44 (0) 7870 999 467  
vktori@savills.com

**Luke Epps BSc (Hons)**  
+44 (0) 7811 073 302  
luke.epps@savills.com

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