

TO LET STARTER UNITS

# LONG BENNINGTON BUSINESS PARK

Great North Road, Newark, NG23 5JR



## Key Highlights

- Strategically located fronting the A1 between Newark and Grantham
- Newly constructed high specification starter units
- One unit benefits from a substantial yard
- Energy efficient
- Suitable for a variety of uses including warehouse, workshop and storage
- Attractive landscape environment with onsite car parking and security
- Units of 1,025 sq ft each

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Enfield Cambers, 18 Low Pavement  
Nottingham NG1 7DG

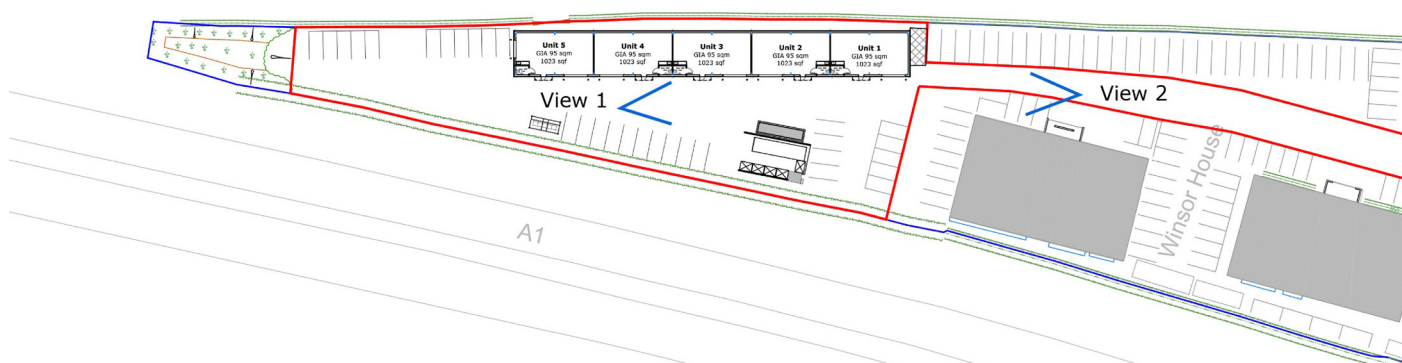
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PROPOSED SITE VIEW 1



## Location

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

The park is located approximately 30 miles north east of Nottingham; 6 miles south of Newark on Trent; 25 miles south west of Lincoln and 35 miles north east of East Midlands Airport.

London is approximately 135 miles away, in addition to which a direct train to London Kings Cross can be accessed from both Newark (approximately 1 hour 30 minutes) and Grantham (approximately 1 hour 20 minutes).

Long Bennington Village provides good local facilities which include Post Office, School, Crèche, three Pubs/ Restaurants, Cafe, Co-op Convenience Store, Police Station, Newsagents and Public Park.

## Description

Forming part of the highly successful Long Bennington Business Park, the starter units will comprise a terrace of five, being of a modern steel portal frame construction with insulated colour coated profile steel clad elevations,

incorporating full height sectional loading doors and independent staff / customer entrance.

Roofs will be pitched in a single bay, with a height to the underside of the steel haunch of approximately 5.3m, incorporating Perspex scattered roof lights. A height of 7.2m will facilitate additional mezzanine workspace suitable for additional storage or offices.

Each unit will benefit from a kitchenette and WC.

Up to five car parking spaces allocated with each unit with overflow available throughout the park.

Floor areas are provided on a gross internal basis. All figures quoted are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Unit 1 UNDER OFFER	1,025	95
Unit 2 UNDER OFFER	1,025	95
Unit 3 UNDER OFFER	1,025	95
Unit 4 UNDER OFFER	1,025	95
Unit 5	1,025	95

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## Terms

The units are available on flexible lease terms.

Unit 1 UNDER OFFER	£12,950 per annum, exclusive
Unit 2 UNDER OFFER	£12,950 per annum, exclusive
Unit 3 UNDER OFFER	£12,950 per annum, exclusive
Unit 4 UNDER OFFER	£12,950 per annum, exclusive
Unit 5	£12,950 per annum, exclusive

There is an option to include a large, secure compound or vehicle parking for £10,000 per annum with the lease of Unit 5.

## Rateable Value

The units fall under the small Business Rates relief threshold. Eligibility is dependent on individual business circumstances.

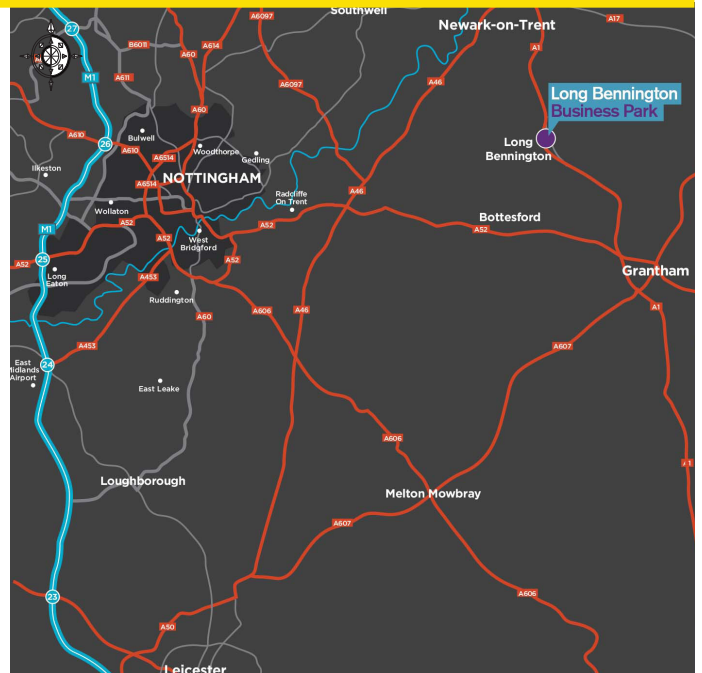
## Site Service Charge

A service charge of £1,200 per annum will be levied in respect of the following:

- Maintaining and cutting the perimeter hedge
- Providing and maintaining general site gardening
- Internal road and road markings
- Site drainage and septic tank maintenance
- Gutter cleaning
- Erecting and maintaining general site signage
- Site health and safety compliance
- Providing and maintaining reasonable site external lighting
- Site parking management and placing and running maintenance contracts for the site

## Security Charge

£800 per annum security charge will be levied in respect of CCTV cameras and monitoring as well as the supply and maintenance of the electronic main gate at the site entrance.



PROPOSED SITE VIEW 2

## VAT

VAT is applicable.

## Legal Costs

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

## Viewing and Further Information

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

## Contact

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

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

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