



ALL-INCLUSIVE OFFICE SUITES WITH PARKING ROSELAND BUSINESS PARK, LONG BENNINGTON NEWARK, NG23 5TU

- Three surplus Office Suites forming part of our client's extensive Premises at Roseland Business Park.
- Two Ground Floor Office Suites and one First Floor Office Suite.
- NIA from 247 sq m to 493 sq m (2,657 sq ft to 5,303 sq ft).
- Each Office Suite to be made available by way of flexible lease terms and where rents are inclusive of each tenant's liabilities for Utilities, Business Rates, Buildings Insurance and Building Maintenance. Each tenant to be responsible for their own Internet and Telecoms charges.
- Occupational terms in excess of 12 months considered.

RENT: £30,000 P.A.X LEASEHOLD

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LOCATION

Roseland Business Park is situated off the A1 approximately 1.5 miles South of the village of Long Bennington. Taking the Northbound carriageway from Grantham, Roseland Business Park is signposted. Roseland Business Park is approximately 10 miles North of Grantham and 7 miles South of Newark.

The building owned by our clients, Global, is situated at the entrance to Roseland Business Park and our own To Let Boards identify the site to visitors.

DESCRIPTION

The Global Premises briefly comprises a large and detached structure of mixed single and two storey construction situated at the entrance to Roseland Business Park and served by an extensive perimeter car park where limited parking rights will be granted in favour of the ingoing tenants of the 3 Office Suites which we are marketing.

In terms of the Offices themselves, there are 2 Ground Floor Office Suites with a further Office Suite at First Floor level where the building is served by a lift. Shared WC facilities, to include Disabled provision, exist around the building and where one of the Office Suites has a designated Kitchen facility and where the potential exists in the remaining two Office Suites for each tenant to install their own Kitchenette facility.

In terms of specification, each of the Suites benefit from electric heating together with carpeted floor coverings, double glazed perimeter door and window openings and window blinds where fitted.

Each new tenant for the 3 Office Suites which we are offering to the market will have limited car parking rights over the extensive perimeter car park.

ACCOMMODATION

Each of the 3 Office Suites has been measured on a Net Internal Area basis and comprises as follows:

Floor	Description	Sq M	Sq Ft
Ground	Office Suite 1	252.5	2,718
Ground	Office Suite 2	246.8	2,657
First	Office Suite 3	492.7	5,303

EPC RATING

The building as a whole has an EPC Rating of D87 valid until 10th April 2032.

VAT

The rental terms expressed herein are exclusive of, but may be liable to VAT at the prevailing rate and potential new tenants are advised to clarify the VAT position before making an offer to take a new lease in respect of any of the 3 Office Suites which we are offering to the market.

LEASE TERMS

Each of the available 3 Office Suites is available by way of flexible lease terms, ideally for a minimum term of 3 years, but where our clients will give consideration to occupational terms in excess of 12 months.

RENTAL TERMS

Office Suite 1 - £30,000 p.a.x

Office Suite 2 - £30,000 p.a.x

Office Suite 3 - £50,000 p.a.x

Each of the 3 Office Suites is offered by way of all-inclusive rental terms with the exception of telecoms and internet and where each rent payable will include the individual tenants' liabilities for utilities, Non Domestic Business Rates, Buildings Insurance and the maintenance of the structure and fabric of the building, to include lift and M&E.

BUSINESS RATES

The property is assessed for Non-Domestic Business Rates for which our clients are responsible.

Each new letting associated with the 3 Office Suites which we are offering to the market will include each individual tenants' liabilities for Non Domestic Business Rates.

SERVICES

We understand that the property is connected to mains electricity, water and drainage. We do not believe that mains gas is connected to the subject property.

Each new letting will include each tenant's liabilities for utilities as part of their rental package.

TOWN & COUNTRY PLANNING

The wider Premises occupied by our clients, Global Machinery Solutions Ltd, has historically been used for a number of years as a Factory and Office Premises and as such should have an established use now covered by Use Class E of The Use Classes Order 2020.

For further information in respect of planning-related matters, prospective new tenants are advised to call The Planning Department at South Kesteven District Council. Tel: 01476 406080.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

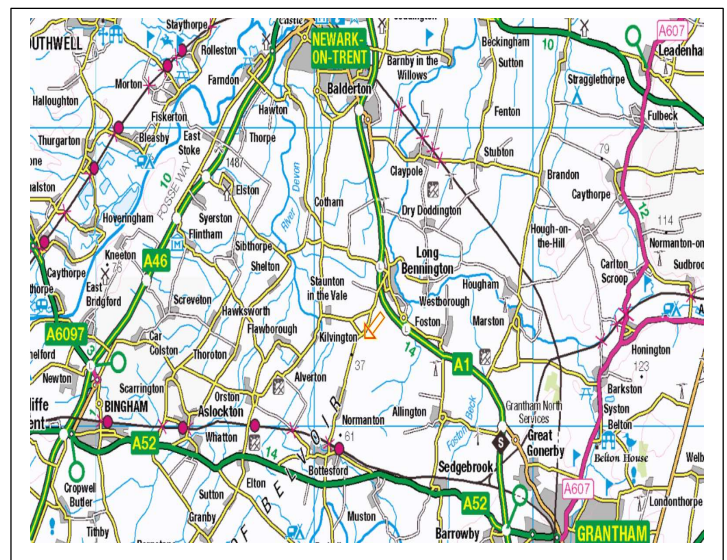
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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