



## MODERN SECOND FLOOR OFFICE SUITE

UNITS 4.3 & 4.4 TRENTSIDE BUSINESS VILLAGE, NEWARK  
NG24 4XB

- Total NIA approx 3,326 sq. ft (309.0 sq. m)
- 12 Parking Spaces (9 external and 3 covered)
- New effective internal repairing and insuring lease available.
- Potential to be split into two Suits.

**William Gaunt**

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**£30,000 P.A.X. LEASEHOLD | 3,326 ft<sup>2</sup> (309m<sup>2</sup>)**

Lincoln

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## LOCATION

Newark is a market town with a resident population of approximately 36,000 people and a district population of approximately 90,000. The town is well served with excellent communication links via the A1, A46 and A17 trunk roads and benefits from a main line rail connection to London Kings Cross with a journey time of approximately 85 minutes. The cities of Nottingham and Lincoln are situated approximately 17 miles and 20 miles away respectively.

Farndon Road is one of the main arterial routes between the town centre and the A46 which bypasses the town and Trentside Business Village is located adjacent to the entrance to The Lord Ted public house situated just off the A46 Farndon Road roundabout. Existing occupiers at Trentside Business Village include NFU Mutual and Chattertons Solicitors.

## DESCRIPTION

The premises comprise a modern second floor office suite with perimeter windows to three elevations. The suite is largely open-plan however it has been divided to create 4 offices/meeting rooms. The office suite has its own kitchen facility and is well finished internally with a specification to include air conditioning, double glazed windows, raised access floors, gas fired central heating, suspended ceilings with inset strip light panels and carpeted floor coverings. The premises benefits from 3 covered car parking spaces which are situated in the secure car park at ground floor level and 9 additional outside parking spaces. Unit 4 has lift access to all floors and WC facilities with disabled provision on all levels. The office space has the potential to be split into two suites.

## ACCOMMODATION

The office suite has been measured on a Net Internal Area basis and comprises as follows:

| Description       | m2    | Sq.ft |
|-------------------|-------|-------|
| Office Space      | 295.1 | 3,176 |
| Kitchen           | 8.0   | 86    |
| Store/Server Room | 5.9   | 64    |
| WC's              | -     | -     |
| Total NIA         | 309.0 | 3,326 |

## SERVICES

We understand that the property is connected to mains gas, electricity, water and drainage. We have not carried out any tests on any of the services or appliances present at the property and potential tenants should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of the property.

## TOWN AND COUNTRY PLANNING

The property has historically been used as Offices and as such has an established use now falling under Use Class E.

For further information in respect of planning-related matters, prospective tenants should contact Newark and Sherwood District Council Tel: 01636 650000.

## BUSINESS RATES

We believe that property is assessed under the 2023 Rating List as an Office & Premises with a Rateable Value of £35,000.

For further information in respect of the level of Business Rates payable, prospective tenants should contact Newark and Sherwood District Council Tel: 01636 650000.

## LEASE TERMS

A new effective internal repairing and insuring lease is available for a term to be negotiated.

## RENTAL TERMS

The property is available at a rent of £30,000 per annum exclusive of VAT.

## SERVICE CHARGE

The tenant is to pay a fair proportion of the landlord's costs in maintaining the shared areas within Unit 4. A copy of the current service charge budget is available on request.

## EPC

The office suite has an EPC rating of C60.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Sole Letting Agents:

**Brown & Co**  
William Gaunt  
01522 504322  
07919694235  
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## IMPORTANT NOTICES

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