



TO LET

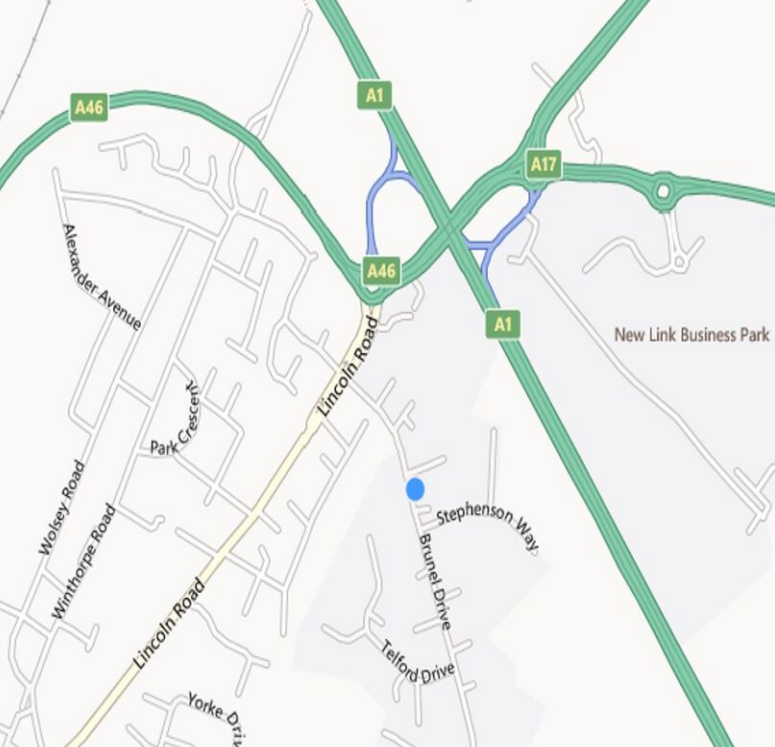
ENTERPRISE PARK

Brunel Drive, Newark, NG24 2DZ



- **Established Location**
- **CCTV Coverage**
- **Remote Access Barrier Entry**
- **Large Concrete Yard**
- **Excellent Transport Links**
- **On Site Parking**

WORKSHOP / INDUSTRIAL UNITS
1,843 - 1,865 sq ft (171 - 173 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Newark Northgate Station	1	5	Car
A1, A46, A17 Trunk Roads	0.5	<5	Car
Lincoln	17	27	Car
Mansfield	20	35	Car
Nottingham	23	38	Car

Source: theAA.com

Enterprise Park

Brunel Drive, Newark



DESCRIPTION

The Estate comprises 12 starter units constructed in two terraces of 8 and 4 units, situated either side of a substantial concrete forecourt offering excellent loading and parking facilities.

The units are of portal frame construction with brick to 1.5 metres, profile metal side and roof panels. Translucent roof lights provide natural light in the warehouse accommodation and each unit has a male and female toilet with separate office.

The Estate benefits from a number of security measures including remote access barrier control and remotely monitored CCTV system.

SPECIFICATION

- Three Phase Electricity
- Level Loading Bay
- Roller Shutter Door
- Separate Personnel Door
- Portal Frame Construction
- Translucent Roof Lights
- Concrete Floor
- On Site Parking

EPC

A copy of individual EPCs are available on request.

LOCATION

Enterprise Park forms part of the established Northern Road Industrial Estate, situated to the North of Newark town centre.

Benefitting from excellent road communication links, the site is directly adjacent to the A1 at the point it intersects with the A17 and the A47 enabling easy access to Lincoln to the North, Sleaford to the East, Nottingham to the South and Mansfield to the West.

TERMS

Units are available to let on new flexible three year leases, incorporating break options. There is a standard short form lease that enables businesses to move in quickly with minimal fuss. Details of available units are shown on the accompanying schedule. All rents and other outgoings are subject to VAT at the prevailing rate.

VIEWING / FURTHER INFO

For viewing and further information, please contact:



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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