COMMERCIAL PROPERTY PARTNERS

TO LET/MAY SELL
2-4 Marles Close
Newark Industrial Estate
Newark
NG24 2FD

Self Contained Workshop/Warehouse Unit
6,542 Sq Ft (607.75 Sq M)

- Available Now
- Eaves Height of 5.54m
- 3 Level Access Loading Doors
- Secure Gated Yard
- Off-Street Parking

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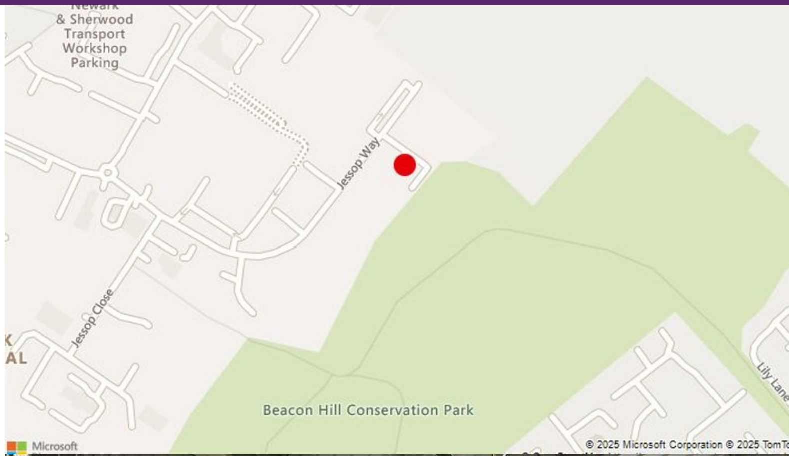

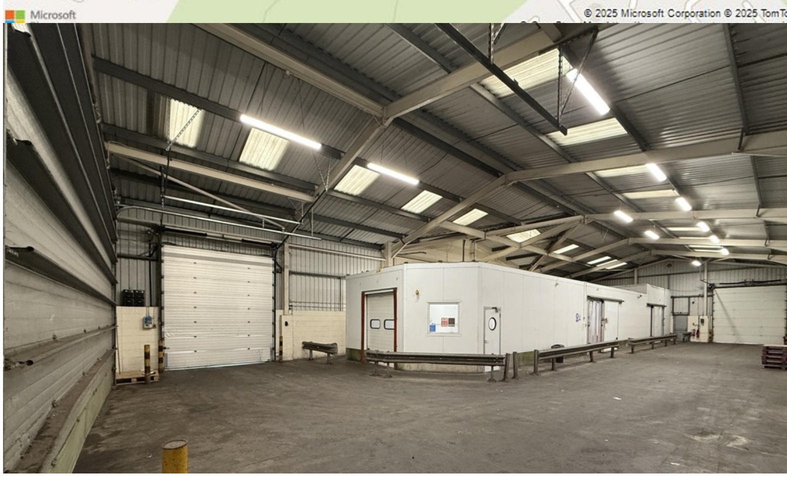

Location
The property is situated within the Newark Industrial Estate which provides easy access to the A1, A46 and A17 trunk roads. Newark is approximately 20 miles north east of Nottingham and 16 miles south west of Lincoln.

Newark Northgate train station is within close proximity and provides a regular inter-city train service to London Kings Cross and the North. Newark-on-Trent town centre is within 10 minute drive.

Description
The property comprises warehouse with two storey office provision to the front. The warehouse is of steel portal frame construction with block and brickwork elevations, pitched roof featuring translucent panels and an eaves height of circa 5.54m. The warehouse benefits from warehouse lighting and three level access doors. The offices are set across ground and first floors with carpeting, lighting and heating. There are male and female WCs and a kitchenette. Externally the property has a dedicated, secure yard and additional provision of off-street parking.

The warehouse currently houses an approx. 1,600 sq ft cold store provision. There is the ability to retain or remove the cold store by negotiation.

Key Features Include:
- 3 Roller Shutter Doors
- Warehouse Lighting
- Internal Eaves Height of 5.54m
- Offices / Welfare Provision
- Secure Yard
- Dedicated Off-Street Parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,962	460.97
Offices	1,580	146.78
TOTAL	6,542 SQ FT	607.75 SQ M

Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £50,000 pa. Consideration will be given for a freehold sale of the property offers in the region of £475,000 to purchase.

EPC Rating
EPC Available upon request

VAT
The property is not currently opted to tax.

Rateable Value
The Rateable Value for the property is £30,250 per annum (2023-present)

Anti-Money Laundering (AML)
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs
Each party to bear their own legal costs in the transaction.

Further Information
For further information please contact the CPP agents:

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