



WELL PRESENTED INDUSTRIAL UNIT WITH 0.95 ACRE YARD **15,712 SQ FT**

Rent: £130,000 Per Annum

Unit 3B
Roseland Business Park
Long Bennington
Newark
Lincolnshire
NG23 5FF

- Immediately available
- Established business park location
- 0.95 acre yard
- 24 hour security
- Strategically located with immediate access to A1 motorway

UNIT 3B, ROSELAND BUSINESS PARK, LONG BENNINGTON, NEWARK, LINCOLNSHIRE, NG23 5FF

The Opportunity

Roseland Business Park is a well-established multi-let industrial estate at Long Bennington, Newark-on-Trent.

Unit 3B offers a well presented industrial unit with an oversized secure yard of c.0.95 acres

Roseland Business Park benefits from 24 hour on-site security with existing occupiers include Balfour Beatty, Bennington Foods, Smart Fleet, ES Global Holdings

Location

Roseland Business Park is situated immediately to the south west of Long Bennington on the western side of the A1 dual carriageway. The park benefits from direct access to the A1 via a private road network approximately 1.25 miles

Description

Roseland Business Park is a well-established multi-let industrial estate at Long Bennington, Newark-on-Trent.

Unit 3B offers a well presented industrial unit with an oversized secure yard of c.0.95 acres

Specification

Good quality industrial accommodation with the specification including;

- 2 full height roller shutter doors
- Solid concrete floor
- 3 phase power
- Lighting
- Translucent roof lights
- Car parking
- 0.95 acre yard

Estate service charge payable

	Sq Ft	Sq M
Unit 3B	15,712	1,459.64
TOTAL	15,712	1,459.64

Workforce & Demographics

Strong drive time labour demographics

Planning

B2/B8

Tenure

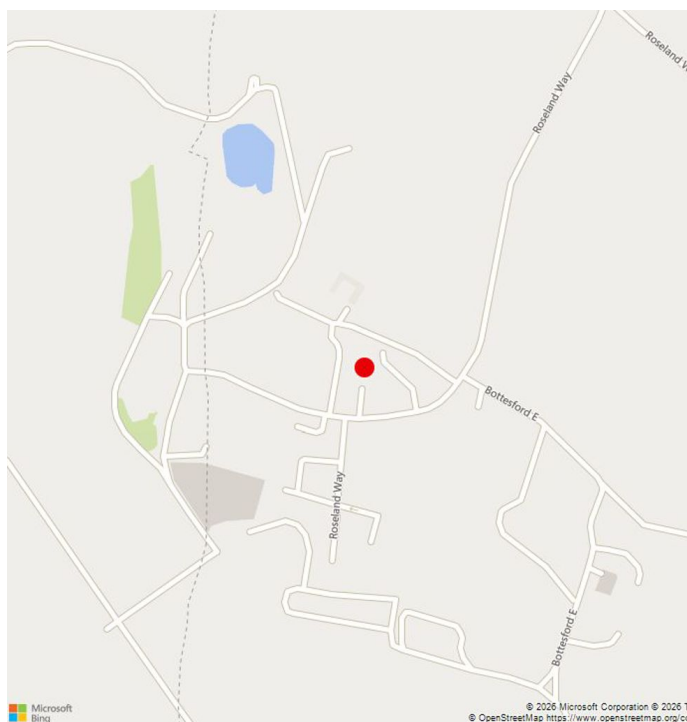
Leasehold

VAT

Applicable

Legal

Each party to bear their own costs



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