

**Ollerton Road, Tuxford, Newark NG22 0PQ****Leasehold £3.50 per SqFt****TO LET****General Industrial - B2, B8****From 8,500 (789 sq m)****to 30,000 SqFt (2,787 SqM)**

- Excellent warehouse units
- Established industrial estate location
- Dedicated yard area
- Cranage
- To be partially refurbished & re-clad

Location

These industrial units are located off Ollerton Road in Tuxford near Newark. They are located on an established industrial estate predominantly occupied by Walker & Son.

The site has excellent road links to the A1 at Markham Moor.

Description

A variety of warehouse units available to rent at a competitive rent which includes business rates.

- 5 and 20 ton crange available in various different units.
- 4.5m height under crange (capable of 5m).
- Large dedicated yard area.
- Significant electricity supply available.

Service charge £60 per week per unit towards the 24/7 on site security.

Accommodation

The accommodation comprises a variety of units some of which are interconnecting and could total c.30,000 SqFt (2787 SqM).

The units are also available individually from c. 8,500 sq ft (789 sq m).

Services

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

Rating

The adopted rateable value will need to be assessed prior to occupation.

Availability

Leasehold from £3.50 per SqFt

SUBJECT TO CONTRACT

**Fire Risk Assessment**

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

Inspections & Further Information

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

Mr Jason Barnsdale MRICS

Tel: 01302 308 174

jason@barnsdales.co.uk

Mr Craig Goody MRICS

Tel: 01302 308 182

craig@barnsdales.co.uk

Barnsdales - Chartered Surveyors

For details of further properties www.barnsdales.co.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Value Added Tax (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

Energy Performance Certificate (EPC)

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information.

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