



Block A, 65 Northgate, Newark, Nottingham, NG24 1HD

Pygott & Crone

Block A, 65 Northgate, Newark, Nottingham, NG24 1HD

- Second Floor Office accommodation
- Independent with communal entrance
- Extending to 267.6 m² / 2,880 ft² total NIA
- Set with an established office block
- 10 car parking spaces
- Strong trading position
- Easy access to A46, A17 and A1
- EPC Rating – E
- Available immediately

Pygott & Crone
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Lincoln
LN2 1EW
01522 536777

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www.pygott-crone.com

£19,500 PAX

DESCRIPTION - The property comprises an office area situated on the second floor level of a multi-let building and offers any potential occupiers the opportunity to let a large versatile space which currently provides a range of both cellular offices and open plan offices.

The property benefits further from air conditioning and central heating.

LOCATION - The property is situated with direct access off Northgate, which forms part of Newark's main arterial road and is within easy walking distance from Newark town centre, Newark Castle and Newark Northgate train Station.

The surrounding area comprises of mainly commercial uses with the likes of ALDI, TK Maxx, Next, Peacocks, Poundstretcher, Currys PC World, Pets at Home and Homebase are all within close proximity.

Newark is a prosperous market town in the county of Nottinghamshire with access to both the north and southbound carriageways of the A1. The main A46 which has been upgraded in recent years provides excellent links to both Nottingham and Leicester and the M1 to the south. This is having a positive effect on Newark's economy. An excellent main line railway service also exists to both London King's Cross and to

other parts of the country through National Express.

ACCOMMODATION - The accommodation comprises:

Description	SQM	SQFT
Office 1 (Boardroom)	28	301
Office 2	14.2	153
Office 3	14.2	153
Kitchen/Staff Room	13.1	141
Office 4	123.8	1,332
Office 5	66.5	715
Server Room	7.8	84
Total	267.7	2,880

The property benefits from **10 car parking spaces**.

SERVICES - Pygott and Crone have been made aware that mains water, gas, electric and drainage are connected to the property. The services or installations have not been serviced or tested.

RENT - £19,500 (nineteen thousand five hundred pounds) per annum exclusive.

LEASE TERMS - The property is available by way of lease assignment or a new lease, subject to the agreement of the landlord. Please contact the acting agents for full details.



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LOCAL TAXATION - In accordance to the 2017 rating list on the Valuation Office Agency website:

Rateable Value	£25,000
Multiplier	47.9
Rates Payable (approx.)	£11,975

LEGAL FEES - Each party is to be responsible for their own legal costs incurred within this transaction; however, the ingoing tenant is to provide an undertaking of £500 + vat to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete, the undertaking will be used to reimburse the landlord against abortive legal costs.

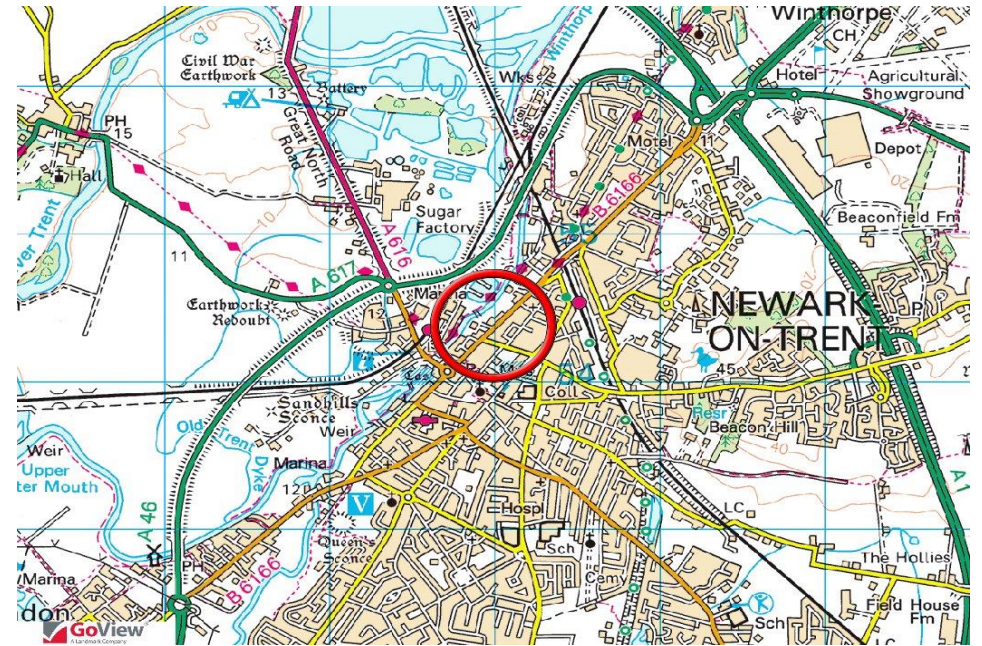
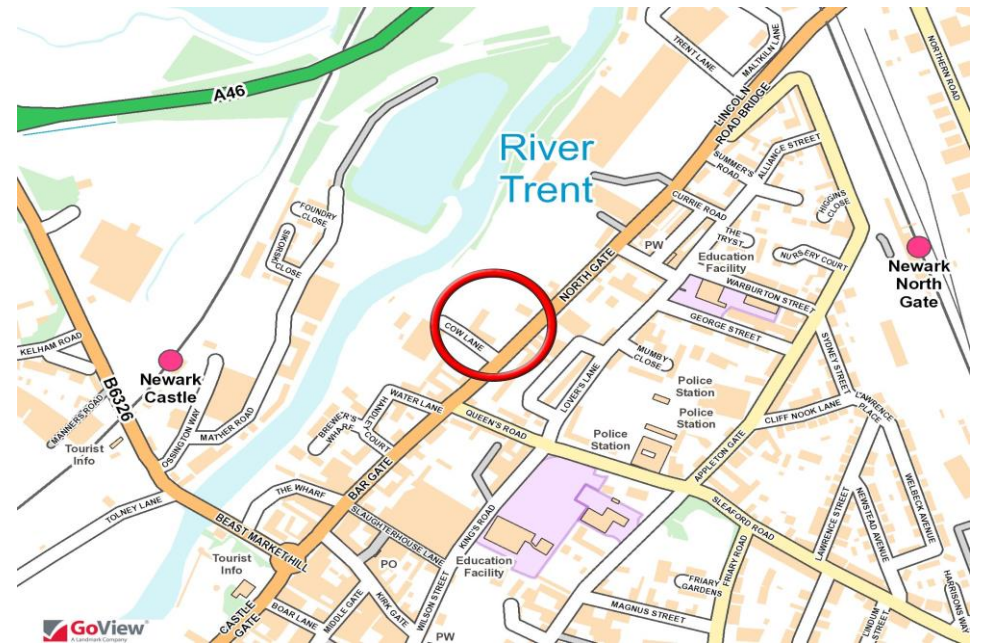
VAT - VAT is to be payable in addition to the rent.

LOCAL AUTHORITY - Newark & Sherwood District Council

Castle House
Great North Road
Newark
Notts
NG24 1BY

VIEWINGS - Viewing is strictly by appointment only. Please contact the acting agent to arrange accordingly.





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