

To Let – Three Brand New Office Suites, available individually or together

Windsor House, Long Bennington Business Park,
Main Road, Newark, NG23 5DJ

From £22,500 per annum + VAT per Unit



Shell works to be finished December 2013

Excellent Location off the A1 Great North Road
between Newark and Grantham.

Specification includes: Air Conditioning, Parking,
Choice of internal finishes for new tenants

Last three suites available on the whole Business Park

Units available from 2,500ft² to 7,500ft² (230m² -
700m² approx.)

Poyntons Consultancy
24, 26, 28 South Street,
Boston, Lincolnshire PE21 6HT
Tel 01205 361694 | Fax 01205 760218

poyntons
consultancy
01205 361694

email: sales@poyntons.com | poyntons.com

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

Location...

Long Bennington Business Park is situated just off the A1 between Newark and Grantham. The A1 trunk route offers connections with the A52, A46 & A17.

Nottingham is 30 miles to the West and Lincoln 23 miles to the North East. London is approximately 135 miles away and direct train routes are available from Newark and Grantham.

Description...

Long Bennington Business Park is one of the regions most successful office developments and comprises over 80,000ft² of Grade A office space. Construction commenced in 2006, since when the Business Park has achieved near full occupancy.

Windsor House is the final part of this development with one unit already let on the first floor of the building.

The property comprises a detached office block designed to be let as four individual units or as a whole. Each unit is open plan and can be reconfigured to individual tenant's specification.

The building is due to be completed 2014. Specification includes: Full air conditioning, lift, parking and service charge which includes 24 hour CCTV security and gated access.

Communal services also include window cleaning and cleaning of communal external areas.

Office Suites...

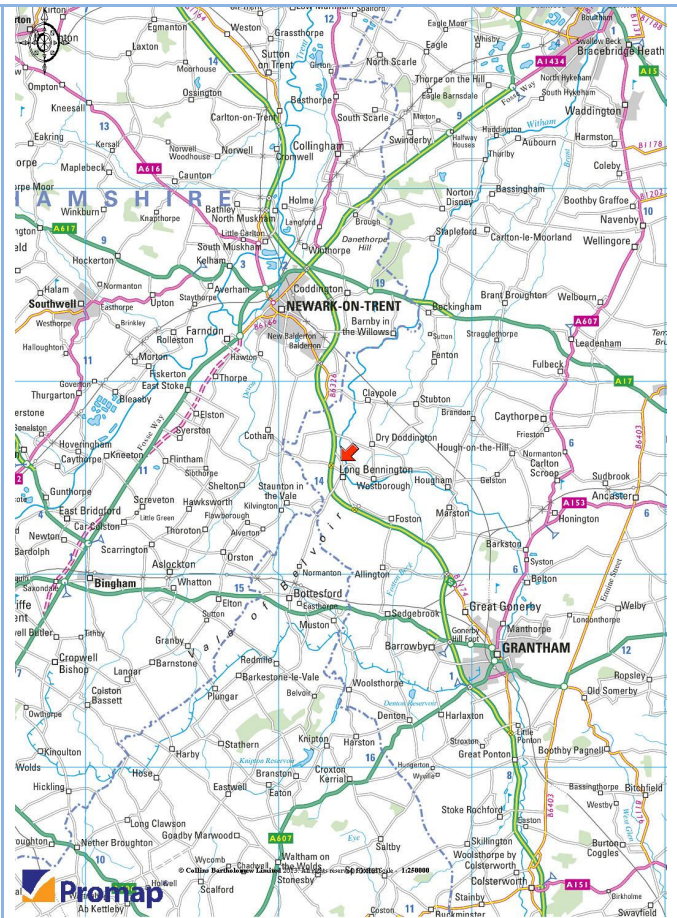
Unit A	230m ² (2,500ft ²)	Ground Floor
Unit B	230m ² (2,500ft ²)	Ground Floor
Unit C	230m ² (2,500ft ²)	First Floor
Unit D		Let

Reception Area, lift and stairwell – Ground Floor
First Floor landing, stairwell and lift

Tenure...

The units are available individually or as a single unit or two units by way of new Full Repairing and Insuring Leases.

The Estate is subject to a service charge to cover the costs of window cleaning, cleaning of communal areas and CCTV costs for the gated entrance.



VAT.....

It is understood that VAT would be charged on rents.

Viewings:

All viewings are to be made by appointment through the agent.

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Stills of recently completed Jubilee House, which is similar.

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