

High Specification Self-Contained Modern Office Suite
Extending to Approximately 2,500sqft
Available To Let Immediately on Thriving Business Park

Jubilee House | Long Bennington Business Park | Newark | NG23 5JR



Located off the A1 Great North Road between Newark and Grantham
Choice of Internal Finish for Ingoing Tenant Subject to Negotiation
Air Conditioning, Data Cabling Throughout, Ample Parking

Available To Let Leasehold

£25,000 per Annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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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 region's most successful office developments and comprises over 80,000sqft of Grade A office space. Construction commenced in 2006, since then the Business Park has achieved near full occupancy.

This first floor suite within Jubilee House is available for immediate occupation and comprises office accommodation extending to a total of approximately 2,500sqft.

The specification includes air conditioning, data cabling, lift access and generous parking. A service charge includes window cleaning, maintenance and cleaning of communal external areas, provision of 24-hour CCTV security and gated access.

Entrance...

An entry doorway leads to a shared reception area where there are ground floor and first floor WCs, disabled WCs, lift and staircase off giving access to the office suites.

Accommodation...

The accommodation extends to provide a large open plan office, individual manager's office and a modern fitted kitchen/breakout room with a range of high and low-level units and a stainless steel sink with drainer.

Tenure...

The unit is available individually by way of new Full Repairing and Insuring Lease. The Landlord is able to offer a bespoke fit-out to suit a specific tenant requirement at an additional cost.

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.



Outgoings...

All utilities and Business Rates and will be the responsibility of the tenant.

The suite is individually assessed for Business Rates by the VOA with a Rateable Value of £21,250.

Local Authority Reference: 10632411022.

EPC...

The property has an Energy Performance Asset Rating B28.

VAT...

It is understood that VAT would be charged on rent.

Viewings...

Viewings to be made by appointment through the agent.

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

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