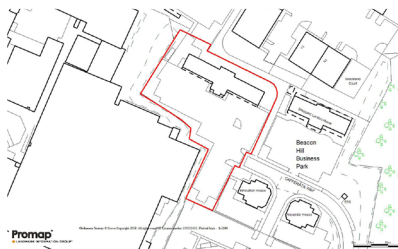
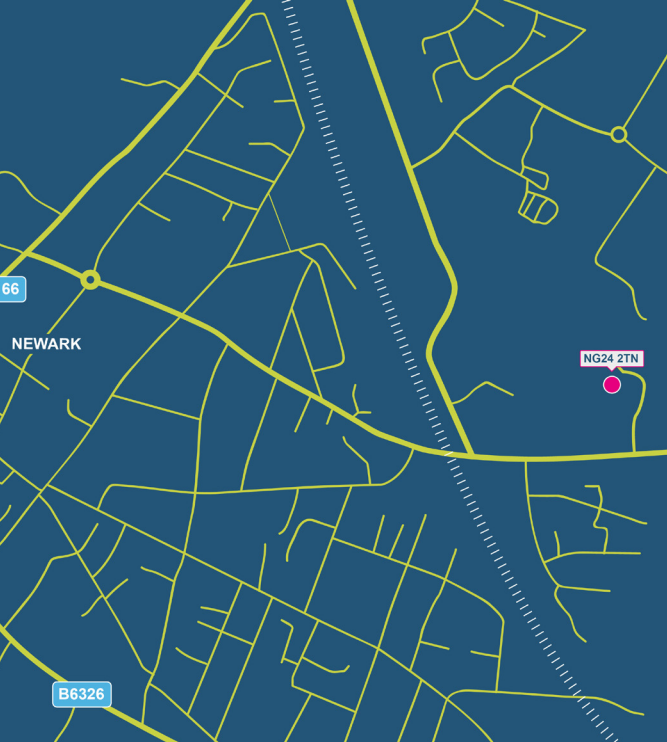




BANKS LONG&Co

BEACON HILL BUSINESS PARK, CAFFERATA WAY,
NEWARK, NOTTINGHAMSHIRE, NG24 2TN

- Modern HQ Offices
- 381 sq m (4,101 sq ft) to 1,180 sq m (12,699 sq ft)
- 89 car parking spaces
- Air conditioning and raised floors
- Available as a whole or floor by floor
- **TO LET**



LOCATION

The property occupies a prime business park location a short distance south of Newark town centre with surrounding occupiers including UMC Architects and the Newark Beacon Innovation Centre. The position provides quick access to the town centre and is only 1 mile from the A1. It also benefits from proximity to both the Newark Castle and Newark North Gate main line railway stations.

PROPERTY

The premises comprise a modern three storey office building of steel frame construction with composite clad, brick and glazed elevations.

The property provides open plan offices, meeting rooms, private offices, staff and WC facilities over the three floors accessed via both stair and passenger lift. There is also a storage area at ground floor with roller shutter door access and exposed concrete floor. The office areas are generally finished with painted plastered walls, carpet tiled raised floors and suspended ceilings incorporating inset lighting and air conditioning units. Externally, the property is allocated 89 car parking spaces.

EPC Rating – C62

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor areas:

Ground Floor	388 sq m	(4,175 sq ft)
First Floor	381 sq m	(4,101 sq ft)
Second Floor	411 sq m	(4,423 sq ft)

Total NIA: 1,180 sq m (12,699 sq ft)

SERVICES

We understand that main supplies of water, drainage, electricity and gas are available and connected to the property. Interested parties are advised to make their own investigations in this regard.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent falling within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority: Newark & Sherwood District Council
Description: Offices and Premises
Rateable value: To be separately assessed
UBR: 0.493
Period: 2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The accommodation is available **To Let** as a whole by way of an assignment of the existing Full Repairing and Insuring lease for a term to expire on the 30th April 2027.

Alternatively, the property is available **To Let** by way of a sub-lease of either the whole or on a floor by floor basis, with terms to be agreed.

RENT

£160,231 per annum exclusive for the whole

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

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

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: William Wall
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E : william.wall@bankslong.com
Ref. 9541/2018