

WOOD MOORE

Long Lane, Barnby in the Willows, Newark, NG24 2SG

To Let | 18,349 sq ft

18,349 sqft of excellent warehouse and yard space available to rent.

woodmoore.co.uk

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Summary

- Rent: £82,500 per annum
- VAT: Applicable
- Lease: New Lease

Further information

- [View details on our website](#)

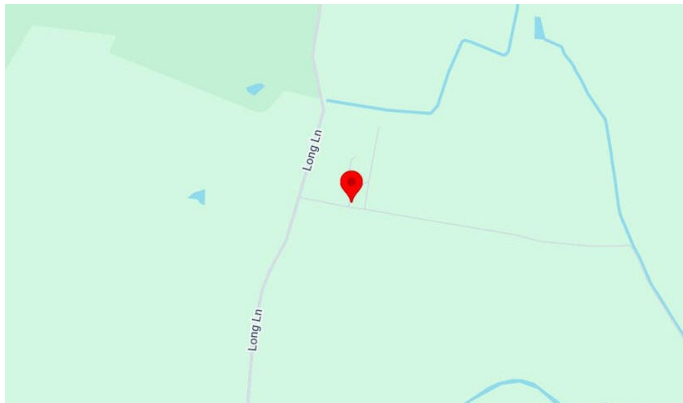
Contact & Viewings



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Description

Units 1 and 2 Manor Farm provide two large industrial units amounting to a total of 18,349 sq ft with very good access to the A17, A1 and A46. Both units have electric roller shutter doors, solid concrete floors and three phase power. The units also benefit from ample eaves height – with a minimum eaves height of 4.84m and a maximum eaves height of 8.46m.

The units were former agricultural stores but now have the benefit of full B2 and B8 planning consent, making them suitable for a variety of uses. The premises are located on a secure agricultural property with benefit of a yard area, suitable for turning and parking. Occupiers will have access to a shared kitchen and WCs.

Location

Units 1 and 2 are located at Manor Farm which benefits from HGV access from the A17, approximately 0.5 miles to the north. The property is situated approximately 4 miles from Newark-on-Trent which is a key logistics location in the East Midlands due to its proximity to major road links such as the A1/A46.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Tenure	Availability
Unit – 1	Industrial	7,230	To Let	Available
Unit – 2	Industrial	11,119	To Let	Available
Total		18,349		

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Tenure

The Property is available to let on a new lease for a term to be agreed, at an initial asking rent of £82,500 per annum exclusive.

Business Rates

Occupiers will be responsible for business rates and all other outgoings related to the Property.

Services

Mains electricity is connected. Mains water is connected to the site, with occupiers using shared facilities. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts. Please contact the agent for further information

Viewings

Viewings can be arranged via ourselves or our joint agents Fisher German: Jonathan Butler | Jonathan.butler@fishergerman.co.uk | 07580323813



