

OFFICE SUITES TO LET AS A WHOLE
OR INDIVIDUALLY



65 Northgate

Newark
Notts
NG24 1HD

1921 ft² to 5102 ft²

- Two office suites to let either individually or combined
- Mixture of cellular and open plan space
- On site parking
- Prominent location with good communication links



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North Muskham Prebend, Church Street, Southwell, Notts, NG25 0HQ

SITUATION

The property is located on Northgate, which forms part of Newark's main arterial road network providing access to the town centre, Newark bypass and its junctions to the A46, A1 and A17 trunk roads.

The area surrounding the property has various retail/professional/business/roadside users and is a short walk to the retail centre and train station.

Newark is a historic market town located approximately 20 miles north-east of Nottingham and 18 miles south-west of Lincoln. The east coast main railway line is located off Northgate, providing a regular service to London Kings Cross and the north, while the Midland train station provides a regular service to Lincoln and Nottingham.

DESCRIPTION

The property comprises an office building with on site parking which was substantially refurbished in the late 1980's to provide cellular and open plan office accommodation. The office suites form part of a three storey and two storey structure which is of brick elevations under a flat roof with gas fired central heating. The office suites are available to let either as a whole or individually on a floor by floor basis.

The internal layout and configuration of the office suites may be amended subject to the landlords approval. The second floor of Block A and first floor of Block B is fitted with air conditioning units and when occupied by Morgan Tucker Limited, the former tenants, there was Cat 5 computer cabling installed which may have the potential to be adapted.

In the basement there is a store room with additional space available by separate negotiation.

The property has gas fired central heating and provides a range of cellular and potential open plan office space.

ACCOMMODATION (Subject to measurement)

		GIA		NIA
Block A				
Second Floor	3218 ft ²	298.96 m ²	3218 ft ²	298.96 m ²
Basement	400 ft ²	37 m ²		
Block B				
First Floor	2009 ft ²	186.64 m ²	1921 ft ²	178.51 m ²
TOTAL	5227 ft²	485.6 m²	5102 ft²	474.01 m²



