

# 65 Northgate

Newark Notts NG24 1HD

## 1921 ft<sup>2</sup> to 5102 ft<sup>2</sup>

- 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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#### **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 <sup>2</sup>	298.96 m <sup>2</sup>	3218 ft <sup>2</sup>	298.96 m <sup>2</sup>
Basement	400 ft <sup>2</sup>	37 m <sup>2</sup>		
Block B				
First Floor	2009 ft <sup>2</sup>	186.64 m <sup>2</sup>	1921 ft²	178.51 m <sup>2</sup>
TOTAL	5227 ft <sup>2</sup>	485.6 m <sup>2</sup>	5102 ft <sup>2</sup>	474.01 m <sup>2</sup>





#### **SERVICES**

We understand that mains services are connected to the premises, however we recommend that interested parties contact the relevant service providers to confirm.

#### **OUTGOINGS**

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the property is described as office and premises with the following Rateable Values:

First Floor: £12,000 Second Floor: £25,000

The business rate poundage figure for the year commencing 01.04.2018 is 0.493 We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

Small Business Rates Relief may be available for the first floor suite, please contact Newark & Sherwood District Council, 01636 650000.

#### **LEASE TERM**

The office suites are available by way of an assignment of the existing lease which is for a term of 8 years from 25<sup>th</sup> April 2018 expiring 8<sup>th</sup> July 2025 at a rent passing of £28,000 p.a.x. There is a mutual break as at 28th September 2019 and annually thereafter.

There will be a service charge that covers the repair and maintenance of external areas, common areas and plant within the building.

Alternatively the office suites are available by way of a contracted out agreement as a whole or individually on a floor by floor basis for a lease term and rent to be agreed that may be structured to individual occupier's reasonable requirements, however the following is an indicative rental guide.

Second Floor—Block A: £19,500 p.a.x.

First Floor—Block B: £12,000 p.a.x.

#### PARKING

Second Floor—Block A (A3) - 10 spaces

First Floor—Block B (B2) - 5 Spaces

Permit Spaces (P) - 16 spaces

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

#### VAT

VAT is payable in addition to the rent

#### EPC

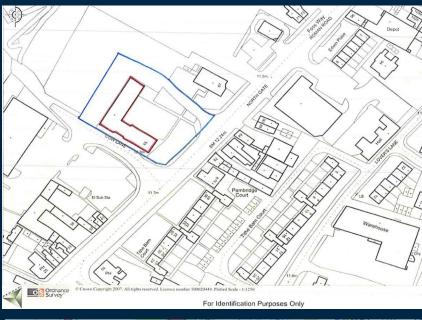
The EPC report is available on request.

#### **ANTI-MONEY LAUNDERING LEGISLATION**

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

#### **VIEWING**

For further information or to arrange a viewing please contact Mathias Perry.





#### MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.