

TO LET

PROMINENT MODERN OFFICE UNIT

Unit 2, Northgate Terrace, Northern Road, Newark, NG24 2EU



Key Highlights

- Modern office unit within a highly prominent position
- Fully refurbished
- 16 marked allocated parking spaces
- Potential for a further 6 parking spaces
- 6,400 sq ft
- TO LET - available on a new lease
- £12.50 per sq ft

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



CGI IMAGE

LOCATION

Newark is a popular market town with a population of approximately 35,000 people. Nearby centres include Lincoln, approximately 20 miles to the north east, Mansfield approximately 20 miles to the west and Nottingham approximately 21 miles to the south west.

Beacon Hill Road/Northern Road lies to the east of the town centre and benefits from access to the A1 trunk road and the dualled A46 to Leicester and the M1. The property is located very close to Newark North Gate railway station, which offers a direct line to London Kings Cross with an average journey time of 1 hour and 20 minutes.

Neighbouring occupiers include Halfords, Turnbull, Blueprint Gaming, CEF, NSK, Iceland, The Range, Topps Tiles, The Gym Group and In'n'Out Auto Centres, to name but a few.

DESCRIPTION

The property comprises a recently refurbished office building arranged over ground and first floors, occupying a prominent position fronting Northern Road.

Key features include:

- Prominent roadside and rail side frontage
- Established commercial location, 1 mile from the A1 / A17 / A46
- High specification self-contained office building
- Open plan layout with one meeting room
- Kitchenette
- Accessible private welfare facilities
- Opportunity to configure layout as required
- 16 dedicated onsite car parking spaces
- Air conditioning throughout
- Secure site with perimeter fencing and barrier entry

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Ground Floor	5,000	464.52
First Floor	1,400	130.06
TOTAL	6,400	594.58

RATEABLE VALUE

The unit is currently assessed together with an adjacent unit and will be split.

TERMS

Available To Let on a new lease on flexible terms.

Service charge contribution.

RENT

£12.50 per sq ft, exclusive.

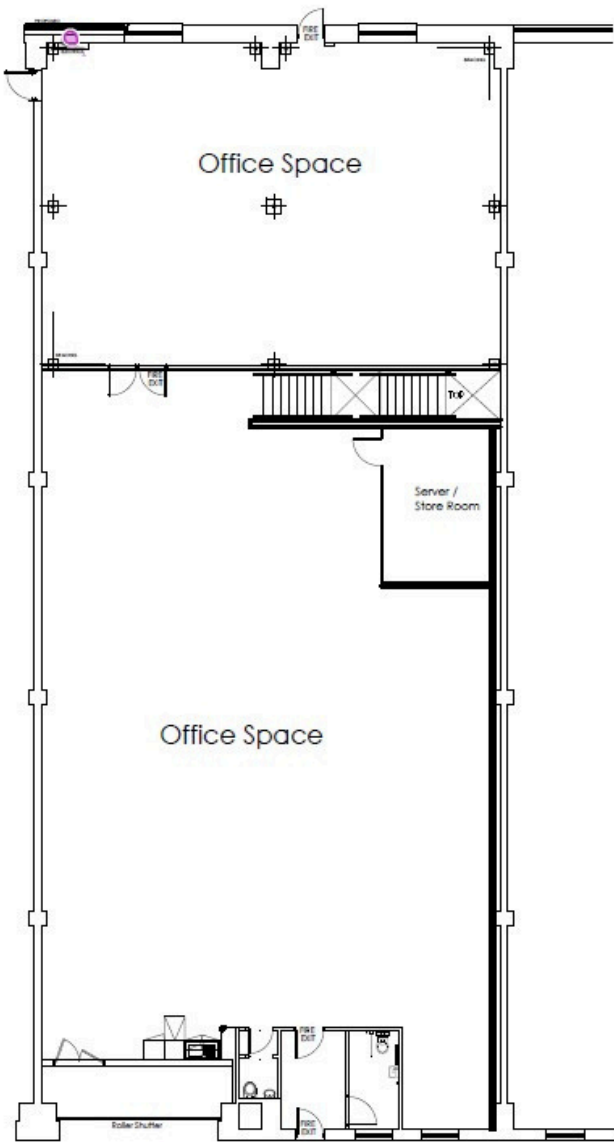


SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

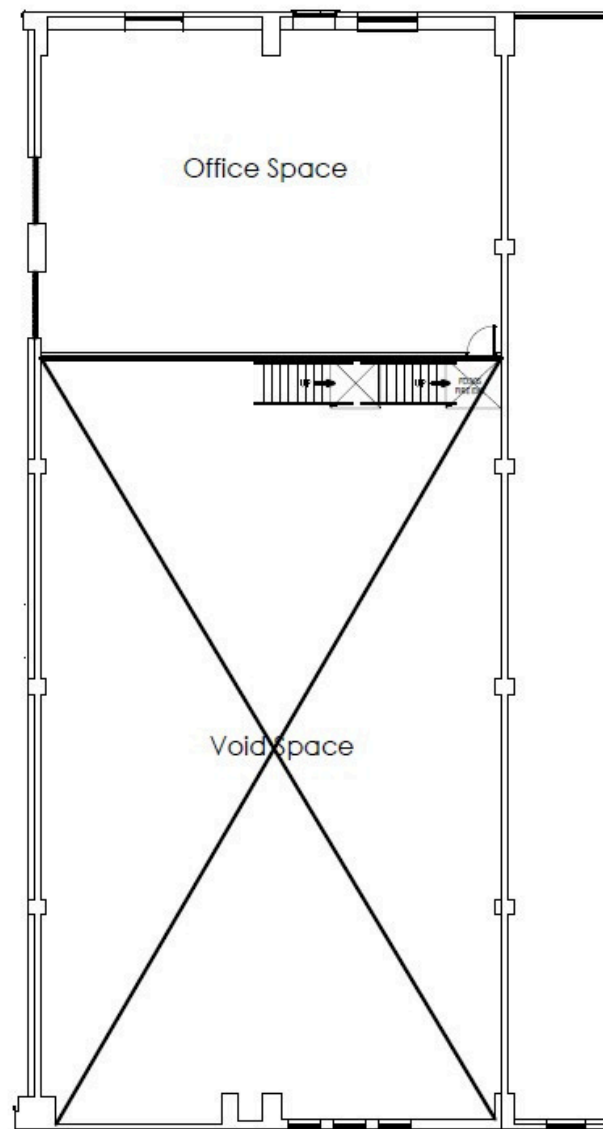
+44 (0) 115 934 8050

savills.co.uk





GROUND FLOOR AREA



FIRST FLOOR AREA

EPC

The unit has an EPC Rating of B34.

VAT

VAT is payable in respect of any rent that is agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.



SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

+44 (0) 115 934 8050

savills.co.uk





CONTACTS

For further information
please contact:

Victor Ktori

vktori@savills.com
+44 (0) 7870 999 467

Zach Wood

zach.wood@savills.com
+44 (0) 7812 447 057

Christine Thorn

cthorn@savills.com
+44 (0) 115 934 8050

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 14.01.2026/VK

