

TO LET

PROMINENT MODERN OFFICE UNIT

Fortune House, Northgate Terrace, Northern Road, Newark, NG24 2EU



Key Highlights

- Modern office unit within a highly prominent position.
- Fully refurbished.
- Extensive onsite car parking with security access and CCTV.
- 5,000 sq ft - 10,000 sq ft.
- TO LET – available on a new lease £12.00 per sq ft.

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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 30 minutes.

Neighbouring occupiers include Halfords, Turnbull, Blueprint Gaming, CEF, NSK, Iceland, The Range, Topp 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 separate meeting rooms / offices
- Opportunity to configure layout as required
- 50+ dedicated onsite car parking spaces
- EV charging points
- Air conditioning throughout
- Feature full height part glazed elevation
- Passenger lift
- Secure site with perimeter fencing and barrier entry

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ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Ground Floor	5,000	464.52
First Floor	5,000	464.52
TOTAL	10,000	929.04

RATEABLE VALUE

The unit is currently assessed together with an adjacent unit and will be split. The V.O.A previously had a rateable value of £119,000 based on a Rateable Value of £8.36 per sq ft and £4.64 per sq ft Rates Payable.

TERMS

Available To Let on a new lease on flexible terms.

Service charge contribution.

RENT

£12.00 per sq ft.

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.

ANTI-MONEY LAUNDERING (AML)

Any offer is subject to completing AML checks.

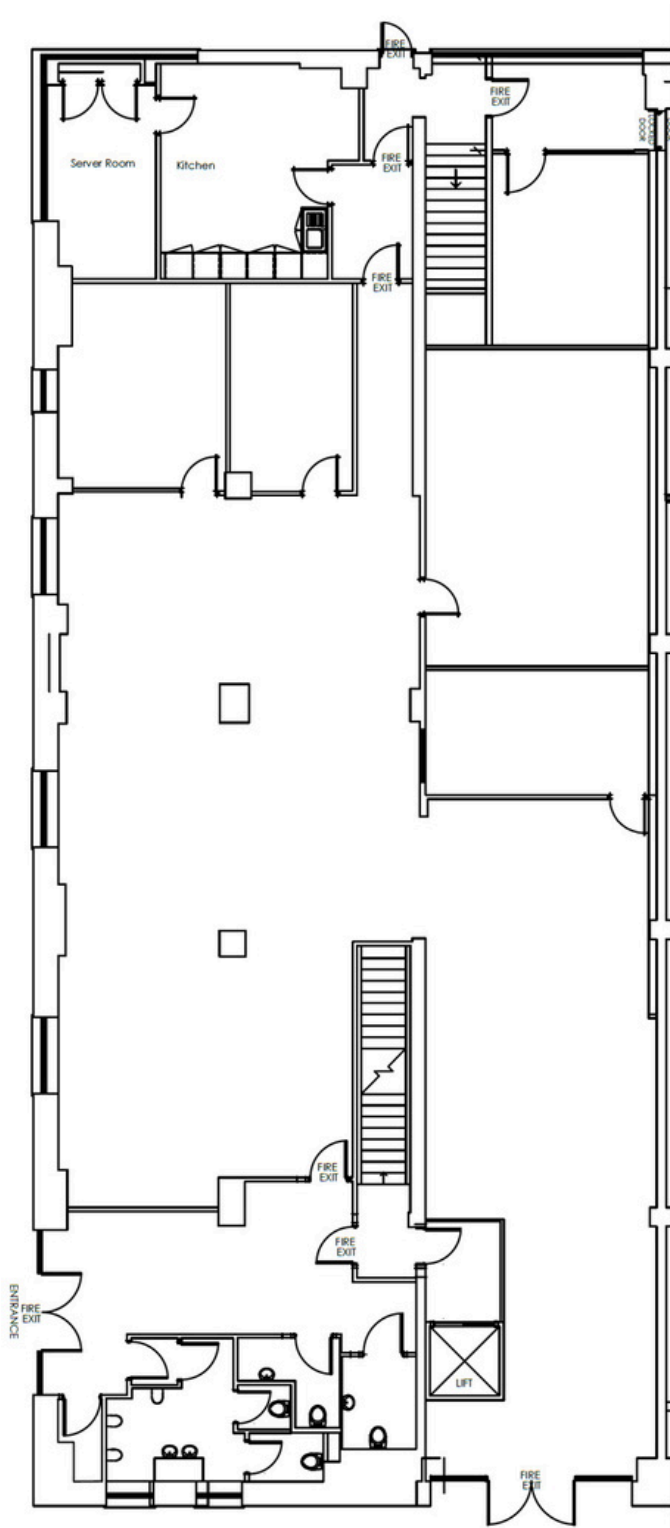


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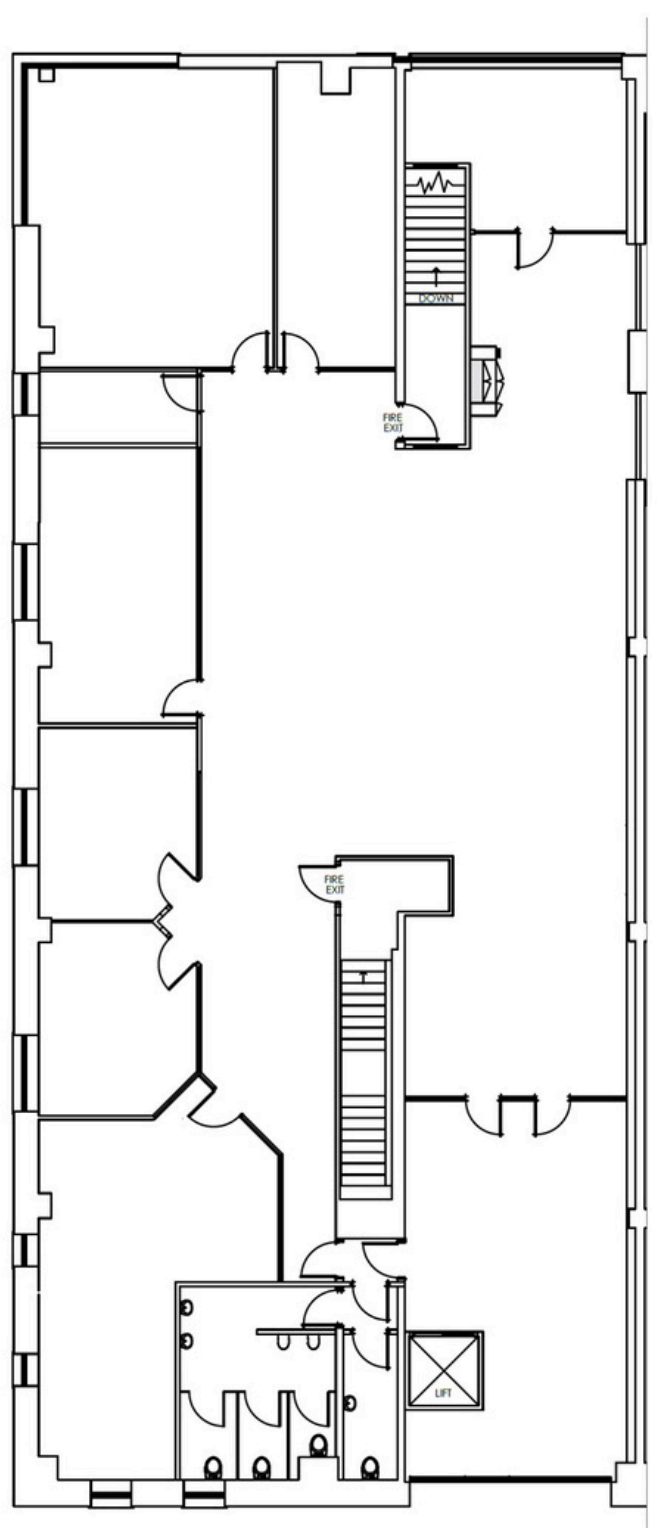
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Unit 1
GROUND FLOOR



Unit 1
FIRST FLOOR

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