



25,313 sq ft (2,352 sq m)

Property Highlights

- Substantial office property
- Excellent car parking ratio (1:211 sq ft)
- Easily accessible off Lincoln Road and it's junction with A46 and A1
- Mainly open plan
- Underlying Grade A specification
- On-site back up Generator

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Location

The property is located on the popular Brunel Drive, which is accessed directly off Lincoln Road at its junction with the A1 and the A46. The building sits in a well-established mixed commercial area and the building benefits from a prominent position with good frontage onto Brunel Drive.

Newark is a busy market town situated approximately 24 miles north east of Nottingham via the A46. Newark town centre sits approximately 2 miles west of the property. Nearby rail stations include Newark Northgate (1 mile) and Newark Castle (2 miles).

Description

Newton House is a purpose-built office property which was designed for use as a call centre. Externally the property sits on a large plot with an excellent car parking ratio and landscaping. The property sits within a secure site operating a one-way system and barrier access.

Internally the property benefits from the following brief specification:

- Suspended Ceilings
- A mix of inset LG3/Cat II lighting
- Air conditioning
- Majority raised access floor
- Carpeted
- Kitchen facilities and breakout areas
- Platform lift
- Mainly open plan with some cellular offices/meeting rooms

Car Parking

The modern building has secure car parking for staff. The car park provides 120 parking spaces with an excellent ratio of 1:211 sq ft.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	1,106	11,905
First Floor	1,052	11,324
Second Floor (Server and ancillary room)	194	2,084
Total NIA	2,352	25,313

Business Rates

All parties are advised to contact the local rating authority in relation to Business Rates enquiries.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Tenure

The property is available freehold or alternatively by way of a new FRI lease for a term of years to be agreed.

Price/Rent

We are seeking offers in the region of £800,000 exclusive for our clients freehold interest.

Rent available upon request.

EPC

Available on request.

Services

We understand that all mains services including drainage, water, gas and electricity are provided to the property.

PLEASE NOTE: Our client (Vodafone) has 3 antennas on the roof of the property and wishes for them to remain in situ. Should you require further clarification on this point please speak with the agents.

Planning

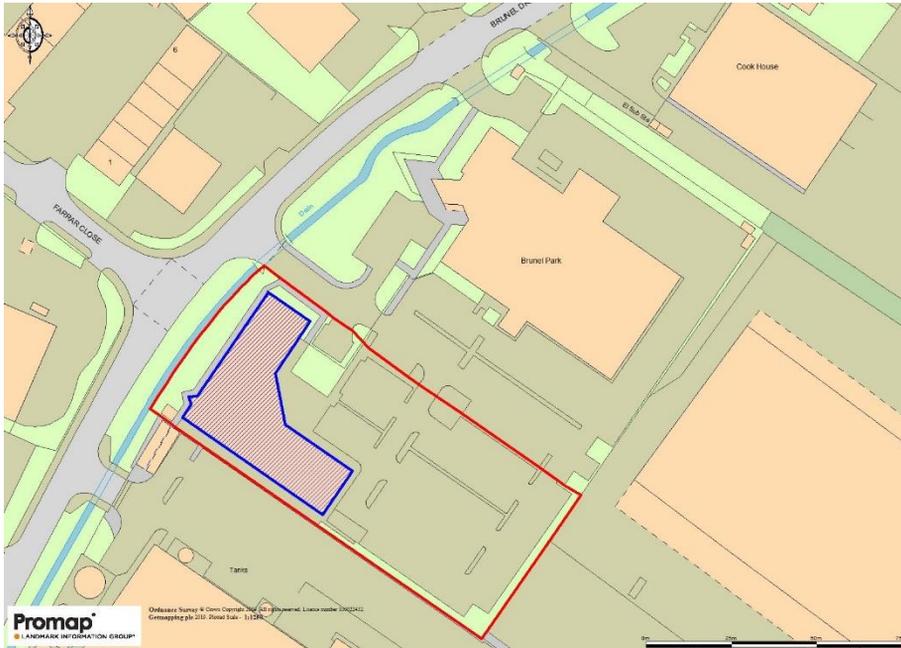
The premises currently falls within use class B1 Offices under the Town and Country Planning Act (Use Classes) Order 1987.

All parties are advised to contact Newark and Sherwood District Council in relation to planning enquiries.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield.





(Plan for illustration only)



Particulars prepared August 2019
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