

TO LET



Unit 9, Telford Court, Newark NG24 2EW

Industrial / Warehouse Unit To Let

- Approx. 3000 sq ft (279 sq m).
- Suitable for a variety of uses including storage, manufacturing, trade and industrial.
- Excellent transport links to A1/ A46/A17.
- Established trade counter location.
- Nearby occupiers include: Wolseley, Edmundson Electrical, Screwfix and Howdens Joinery
- Rent: £22,500 per annum (£7.50psf)

Unit 9, Telford Court, Newark

Location

Telford Court comprises of ten modern warehouse/trade counter units. It is located on Telford Drive off Brunel Drive which is the main arterial road through Newark-on-Trent's prime Industrial Estate. The estate adjoins the A1/A17/A46 junction providing excellent access north and south Leeds (55 minutes) and east and west Nottingham (25 minutes) and Leicester (45 minutes) and the east coast ports. Existing occupiers on Telford Court include Wolseley, Edmundson Electrical, Screwfix, Howdens Joinery and Sliding Doors Direct. The unit is considered ideal for a trade counter, workshop or warehouse use.

Property

The property is a steel portal frame mid terrace with electric roller shutter door, internal office, staff facilities and provides a generous sized forecourt for parking and deliveries.

Tenure

To let on a full repairing and insuring Lease for a term to be agreed.

Rental

£22,500 per annum (£7.50 psf).

Services

Mains electricity, water and drainage are available to the property.

VAT

The property is VAT registered, VAT is payable on all costs.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas of the estate, the cost is fixed for the period 2024-2025 at £450 per annum exclusive.

Rateable Value

The rateable value £14,750
Standard Multiplier (2023/24) 51.2p in the £
Small Business Multiplier (2023/24) 49.9p in the £

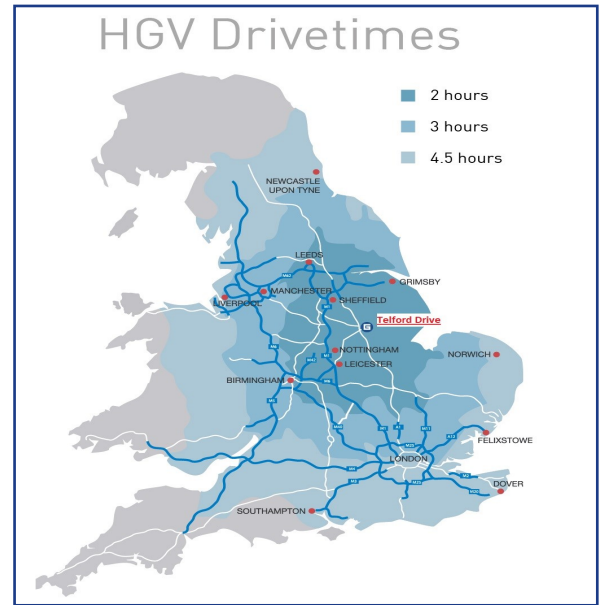
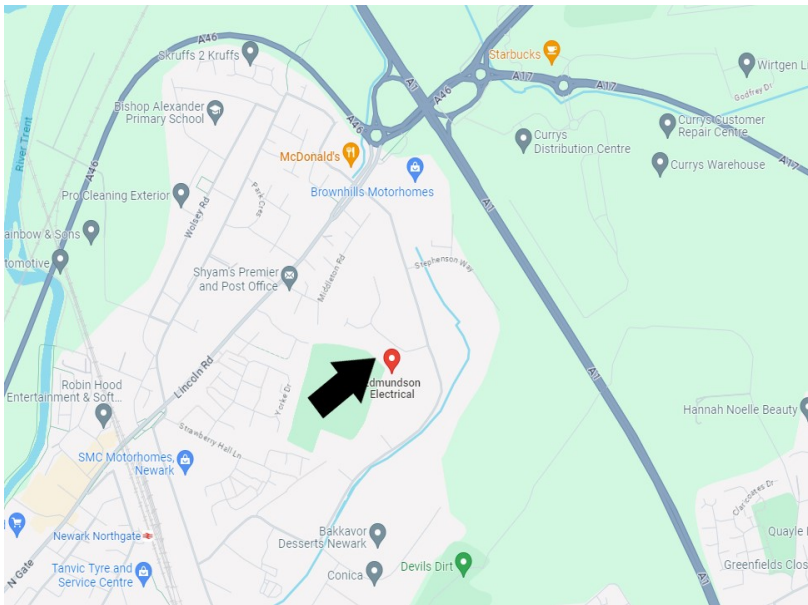
The property may qualify for Small Business Rate Relief. See www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief.

Energy Performance Certificate

The EPC and Recommendation Report are available on request.

Viewing

Viewing is by appointment only.
Please contact Adrian Bower:
Tel: 01522 512200
Email: adrian.bower@taylorlindsey.co.uk
Web: www.taylorlindsey.co.uk



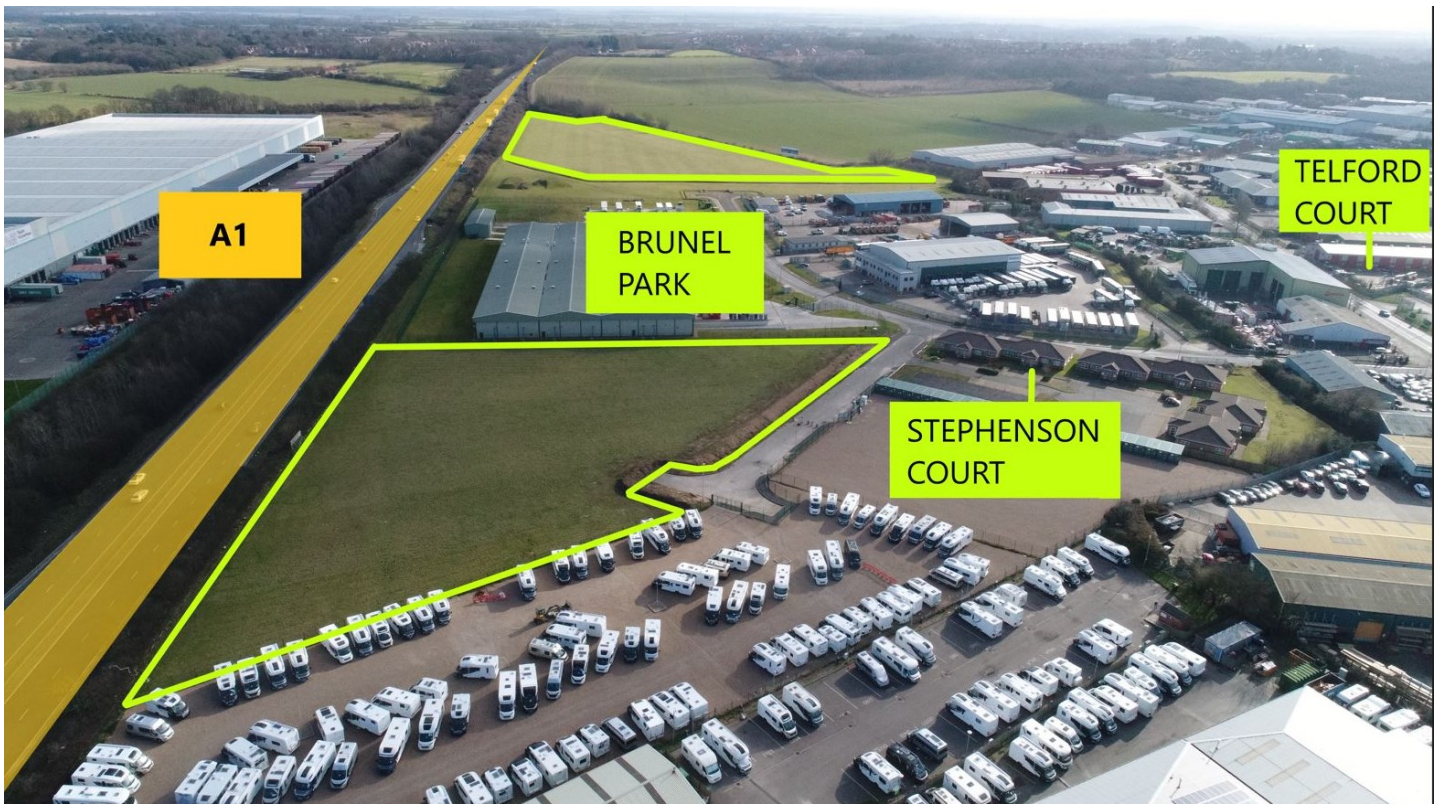
Taylor Lindsey Ltd

98 Searby Road, Lincoln, LN2 4DT

Tel: 01522 512200

These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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