

TO LET

**TAYLOR
LINDSEY**



UNIT 12 STEPHENSON COURT, NEWARK

Office with Car Parking

- Rent: £10,000 per annum exclusive.
- 6 dedicated car parking spaces.
- Close proximity to A1 and A17/A46 junctions and Newark Northgate Station.
- Modern office specification, including air conditioning.
- Open plan layout.
- Local occupiers include: Jon Brambles Estate Agents, Moy Park, Sunbelt and Bluebird Care.

Unit 12, Stephenson Court, Newark

Location

The town of Newark has a population of approximately 35,000 with a catchment of upwards of 60,000 people. Situated adjacent to the A1, it is within 20 miles of Nottingham and 15 miles of Lincoln. Newark is located on the Edinburgh to Kings Cross East Coast Main Line, providing excellent rail links to north and south from Newark Northgate station. The station can be found approximately 1/2 a mile to the east and the junction with the A46, A17 and A1 also close by to the north of the property.

Property

Stephenson Court is situated on the well established Brunel Drive estate. The offices are finished to a high specification including air conditioning, perimeter trunking and provide disabled access.

Unit 12 comes with 6 car parking spaces, a number well above usual parking ratios.

The layout comprises an entrance lobby, open plan office space and kitchen, and male/female/disabled WC facilities.

Local occupiers include: Jon Brambles Estate Agents, Moy Park, Sunbelt and Bluebird Care Providers.

Gross Internal Area	Sq Ft	Sq M
Unit 12 - including office, kitchen and WC.	1,000	93
6 car parking spaces		

Tenure

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

Rental

£10,000 per annum exclusive for a term to be agreed.

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.

Rateable Value

The rateable value £8,600.
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



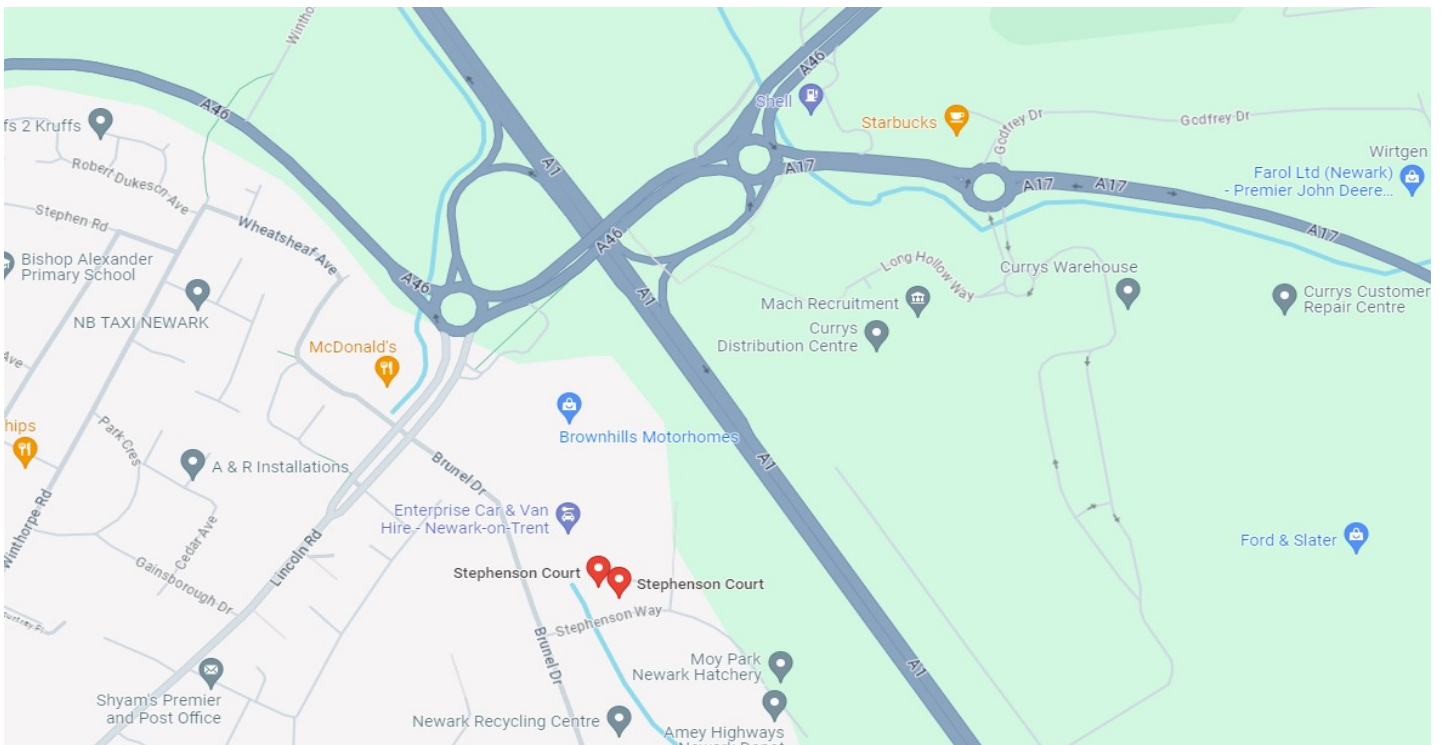
Taylor Lindsey Ltd

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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