



Unit 12, Stephenson Court, Newark NG24 2TQ

UNIT 12, STEPHENSON COURT, NEWARK NG24 2TQ

DESCRIPTION

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.

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

Local occupiers include Moy Park, Sunbelt, ATS & Health Care Providers.

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.

ACCOMMODATION

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

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

- 6 DEDICATED CAR PARKING SPACES.
- CLOSE PROXIMITY TO A1 AND A17/A46 JUNCTIONS AND NEWARK NORTHGATE STATION.
- OPEN PLAN LAYOUT WITH SEPARATE OFFICE.
- RENT: £10,250 PA

SERVICE CHARGE

A service charge is payable for the management and maintenance of the common areas of the estate.

RATEABLE VALUE

The rateable value £8,600.

Standard Multiplier (2024/25) 54.6p in the £

SERVICES

Mains electricity, water and drainage are connected. There is a heating / cooling system to the retail area.

VAT

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

VIEWINGS & FURTHER INFORMATION

Please contact:

Adrian Bower MRICS—Estate Manager

Amy Holmes—Residential Property Manager

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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.