



## Large Concrete Surfaced Storage Yard/Depot Area 4.787 acres (1.94 ha) – can be split

- Level
- Fully fenced with 3 gated access points
- Utilities and drainage available
- 1 mile to A1 (Winthorpe Interchange with A46 and A17)

# Large Concrete Surfaced Storage Yard/Depot - To Let

## Area 4.787 acres (1.94 ha)

### Location

The depot/yard is positioned upon the Brunel Drive Industrial Estate which is Newark's premier commercial location. Located on the North-East fringe of the town the property benefits from good labour resources, public transport services and is within 1 mile of the A1 at the Winthorpe Interchange connecting with the A46 and A17.

### Description

The site comprises a large regular shaped, predominantly concrete surfaced, level storage yard/depot. A section of landscaping to the front provides an attractive profile and two main gated access points from Brunel Drive. There is a 3<sup>rd</sup> access point from Whittle Drive. The perimeter is fenced.

The site features utilities connections, a 500kVA power supply and drainage.

### Accommodation

The property comprises the following approximate areas:

USE	ACRES	HA
Yard/Depot	4.787	1.94

### Business Rates

The property will be re-assessed.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### EPC Rating

n/a



### Terms

The premises are available To Let by way of a new lease on terms to be agreed. Quoting rent of £45,000 per acre per annum.

### Further Information

All enquires through the joint sole agents.

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### Date of Particulars

July 2024



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