



## 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 5.5 acres (2.23 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 sole agents.

Sean Bremner  
M: 07541 505980  
E: sean@cpartners.co.uk

### Date of Particulars

April 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.