



Unit 14, Roseland Business Park, Normanton Lane, Long Bennington, Newark, NG23 5FF

A rare opportunity to secure a secure an office or hybrid unit on the established Roseland Business Park with direct access onto the A1.

Tenure	To Let
Available Size	4,739 sq ft / 440.27 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

- Available from 1 October 2024
- Undergoing full refurbishment
- Rare hybrid opportunity
- Extensive car parking (storage and office)

Description

A rare opportunity to secure an office or hybrid unit.

The building can be used for purely office accommodation or as a hybrid unit (office and storage/production/manufacturing).

Location

Set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane, the site offers 24 hour manned security with terrific access to the national road network.

Specification

The specification includes:

- Heating
- Lighting
- Trunking throughout
- WC facilities
- Extensive car parking and yard
- 2.5 metre eaves
- Mixture of storage and office space

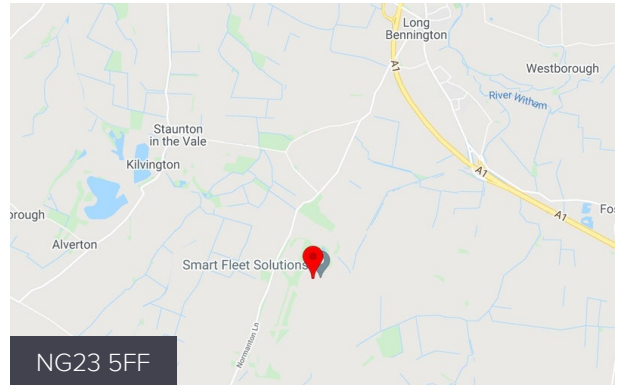
Terms

The units will be available to let on new FRI lease terms

Service charge

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

The current rate is: £3,689.28 per annum (2020/2021)



Viewing & Further Information

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