

Unit 19 Ollerton Road
Tuxford, Newark NG22 0PQ

31,316 SqFt (2,909.26 SqM)

- 5 m eaves
- £3 per sq ft!
- Established location
- Secure estate

TO LET

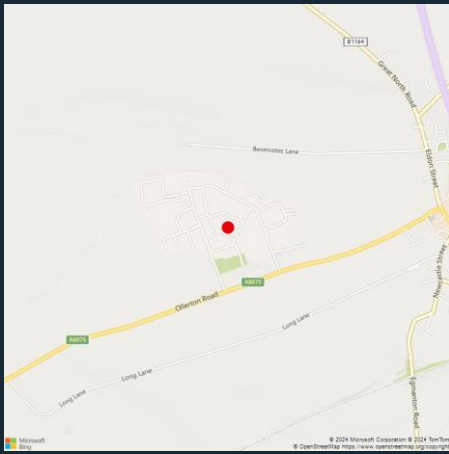


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The site is located on the north side of Ollerton Road on the outskirts of Tuxford, just off the A1 close to Newark on Trent.

DESCRIPTION

Available from 1st August 2024
ONLY £3 PER SQ FT!!!

Distribution warehouse located on this busy industrial estate at Tuxford just off the A1 with close road links to the M18, M1, M180 and the A57.

This unit comprises 31,316 sq ft plus yard to the front and one side, this includes 2,269 sq ft of self contained offices on the ground and first floors and 2,025 sq ft of mezzanine, 2 x electric roller shutter entrance doors

Utilities: Water & Electricity sub-metered and charged by landlord, currently; electric: 32p/kwh consumed and Water: £2.70 Per M3

Building Insurance: £5,000 + IPT Per Annum

Service Charge: £2,000 + VAT Per Annum

PLEASE NOTE THE RACKING IN THE PHOTOS WILL BE REMOVED PRIOR TO OCCUPATION OF A NEW TENANT

ADDITIONAL STORAGE LAND IS AVAILABLE FOR AN ADDITIONAL CHARGE ON THE SAME INDUSTRIAL ESTATE IF REQUIRED

RENT

The property is only available to rent by way of a new lease for a term of years to be agreed at a very competitive rent of £94,000 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

The current adopted rateable value of the unit is £85,500.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total	31,316 SqFt (2,909.26 SqM)
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INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole letting agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
Tel: 07836 53 40 40
jason@barnsdales.co.uk

Disclaimer

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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