

# The Kiln (Second Floor), Mather Road Newark NG24 1FB

**3,523 SqFt** (327.29 SqM)

- Open plan offices
- Excellent access to Newark
- Prominent location
- On site secure parking

# TO LET

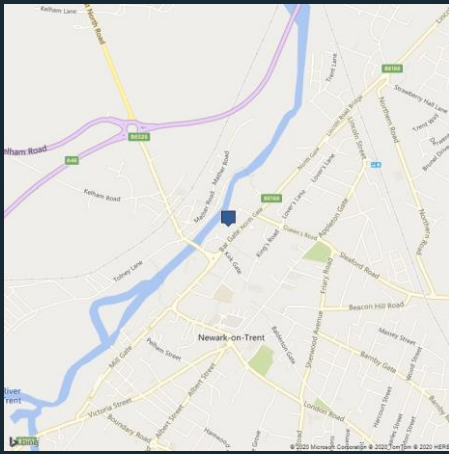


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## LOCATION

The Kiln is located to the north of Newark town centre off Mather Road which can be accessed off the Great North Road (B6326).

The property is within walking distance of Newark town centre, together with Newark Castle Rail Station and is located directly opposite Waitrose.

## DESCRIPTION

This office suite is available for occupation from February 2021.

The Kiln is one of the most prominent office buildings in Newark, located directly opposite Waitrose.

The available office accommodation comprises an open plan second floor office suite including three partitioned offices/meeting room and kitchen.

The specification includes:-

Fully raised access floors incorporating floor boxes  
Suspended ceiling with recessed fluorescent strip lights  
Wall mounted radiators. The property has passenger lift access and male and female toilet facilities are situated on alternative floors. The property also benefits from 24/7 access and the suite will have demised car parking spaces.

Demised on site car parking for 6 cars

A service charge covers the common areas.

Additional car parking is also available nearby.

## RENT

£28,000 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)

D84

## RATING

The adopted rateable value in the 2017 list is £23,000.

This information was obtained from an inspection of the Valuation Office Agency website on the 2nd December 2020.

## VALUE ADDED TAX

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

## ACCOMMODATION

3,523 sq ft (327 sq m)

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS

Barnsdales - Chartered Surveyors

Tel: 01302 308 174

[jason@barnsdales.co.uk](mailto:jason@barnsdales.co.uk)

### Disclaimer

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