

Ollerton Road
Tuxford, Newark NG22 0PQ

92,660 SqFt (8,608 SqM)

- 8 loading docks
- 9 m eaves
- Established location
- Level access

TO LET

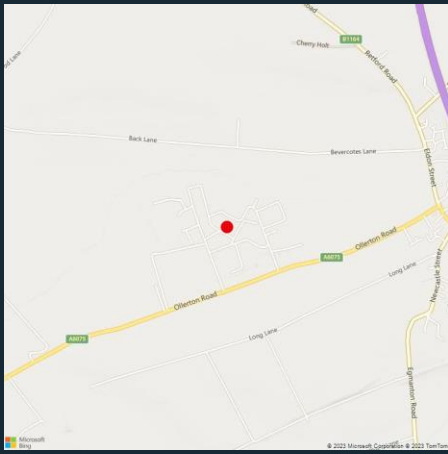


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4 Sidings Court, Doncaster DN4 5NU



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

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 92,660 sq ft plus canopy's and benefits from the following:

Key features include:

- 9.60m clear working height (12.15m to apex)
- 9 dock level access loading doors
- 5 ground level access loading doors
- Partially racked (wide aisle c.7,350 pallet positions)
- LED warehouse lighting
- Two loading canopies
- Concrete yard with depths ranging from 35m to 48m
- 200kVA power supply (can be upgraded)
- Two-storey office and amenity block
- Dedicated car park with 22 marked spaces

Potential to add an additional 45,000 sq ft by incorporating adjacent unit

RENT

On Application

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 adopted rateable value as at 2023 is £270,500

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

Main Warehouse Area 78,090 sq ft
Dispatch Area 11,370 sq ft
Office/Amenity block 3,200 sq ft
TOTAL 92,660 sq ft

Canopy covered loading 10,989 sq ft

Total 92,660 SqFt (8,608 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

or via the joint agents CPP or Edward Hine

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